

**PB# 88-55**

**Michael Cohen**

**45-1-1.22**

MICHAEL P. COHEN

#88-55

Approved 9/17/91

**General Receipt** 10181

**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, N. Y. 12550

September 22, 1988

Received of Michael P. Cohen \$ 25.00

Twenty-five and 00/100 DOLLARS

For Planning Board Site Plan Fee (#88-55)

DISTRIBUTION		
FUND	CODE	AMOUNT
<u>Check # 1251</u>		<u>\$25.00</u>

Williamson Law Book Co., Rochester, N. Y. 14609

By Pauline B. Townsend  
Town Clerk  
Title

**General Receipt** 12230

**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, N. Y. 12550

September 13, 1991

Received of Barles Horne, Inc. \$ 845.00

Eight Hundred Forty-five and 00/100 DOLLARS

For Planning Board 88-55 - 100.00 Site Plan  
745.00 P.B. Engineers Fees Approval

DISTRIBUTION		
FUND	CODE	AMOUNT
<u>Ch # 8687</u>		<u>845.00</u>

Williamson Law Book Co., Rochester, N. Y. 14609

By Pauline B. Townsend  
Town Clerk  
Title

FUND	CODE	AMOUNT
Check # 1251		\$25.00

Williamson Law Book Co., Rochester, N. Y. 14609

By Pauline J. Townsend  
Town Clerk  
 Title

<b>TOWN OF NEW WINDSOR</b> 555 Union Avenue New Windsor, N. Y. 12550		<b>General Receipt</b>		12230
Received of <u>Barles Homes, Inc.</u>		<u>September 13, 1991</u>		<u>\$845.00</u>
For <u>Eight Hundred Forty-five and 00/100 DOLLARS</u>				
For <u>Planning Board ss-55-100.00 Site Plan</u>				
DISTRIBUTION				
FUND	CODE	AMOUNT		
<u>Ck # 8687</u>		<u>845.00</u>		

By Pauline J. Townsend  
Town Clerk  
 Title

County File No. NWT 19 91 M

**COUNTY PLANNING REFERRAL**  
 (Mandatory County Planning Review under Article 12-B,  
 Section 239, Paragraphs 1, m & n, of the  
 General Municipal Law)

Application of Cohen, Michael & Eileen  
 for a Site Plan - Rte. 32 (East Side) 600' South of Willow Ave.  
 County Action: Local Determination

**LOCAL MUNICIPAL ACTION**  
 The Above-cited application was:  
 Denied ..... Approved .....  
 Approved subject to County recommendations

.....  
 (Date of Local Action) (Signature of Local Official)

This card must be returned to the Orange County Department of Planning  
 within 7 days of local action.



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

- ☐ Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 582-8640
- ☐ Branch Office  
400 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

To **TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

FROM PVC

PROJECT NAME: MICHAEL COHEN SITE PLAN  
PROJECT LOCATION: NYS ROUTE 32  
PROJECT NUMBER: 88-55  
DATE: 14 AUGUST 1991  
DESCRIPTION: THE APPLICATION INVOLVES THE DEVELOPMENT OF TWO (2) RETAIL STORES, WITH ASSOCIATED SITE IMPROVEMENTS. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 8 MARCH 1989, 10 MAY 1989, 27 SEPTEMBER 1989 AND 12 JUNE 1991 PLANNING BOARD MEETINGS.

8/15/91  
REV

1. A review of the Zoning Board decision dated 10 June 1991 indicates that variances were granted for 10,000 square foot lot area, 95 foot lot width and 8.67 foot height. The latter value (building height variance) conflicts with the information shown on the bulk table. This should be corrected, prior to stamp of approval.
2. The Applicant has addressed all of the review comments listed for the 12 June 1991 meeting, with the exception of the correction to the "drainage flow" arrow, which continues to indicate that drainage will flow uphill. Although not critical to the plan, the Applicant may wish to correct this prior to submitting plans for stamping.
3. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.

REV  
8/15/91

Respectfully submitted,

Mark J. Edsall, P.E.  
Planning Board Engineer

MJEmk

A:MICHAEL.mk

8/15/91

Myra  
This changes  
from last  
meeting  
PVC

NEW WINDSOR ZONING BOARD OF APPEALS

-----X

In the Matter of the Application of

MICHAEL P. COHEN

DECISION GRANTING  
AREA VARIANCES

#89-15.

-----X

WHEREAS, MICHAEL P. COHEN, P. O. Box 458, Vails Gate, N. Y. 12584, has made application before the Zoning Board of Appeals for a 10,000 s.f. lot area, 95 ft. lot width and 8.67 ft. height variance to construct a small commercial mall on Route 32 in a C zone; and

WHEREAS, a public hearing was held on the 8th day of April, 1991 and adjourned to, and continued on, the 22nd day of April, 1991 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the applicant, Michael P. Cohen appeared with his engineer, Paul V. Cuomo, P. E., who spoke in support of the application; and

WHEREAS, there were three spectators appearing. One spectator, Mr. William Blenderman of 20 Willow Lane, New Windsor, stated that he represented the Willow Lane/Willow Parkway Homeowners' Association, and commented that he wanted the parking to comply with the zoning and that he opposed any changes in the 200 ft. depth of the commercial zone; and

WHEREAS, the application was unopposed; the issues raised by the spectators being matters which properly should be raised before the Planning Board in connection with site plan approval, or before the Town Board in connection with revisions to the Zoning Local Law; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.

2. The evidence shows that Applicant is seeking permission to vary the bulk regulations with regard to lot area, lot width and building height in order to construct a small commercial mall in a C zone.

3. The evidence presented by Applicant substantiated the fact that the variances aforesaid would be required in order for Applicant to construct a commercial mall which would otherwise

conform to the bulk regulations contained in the C zone and rejection of the variances requested would suffer significant economic injury from the strict application of the bulk regulations to his lot

4. The applicant has not changed the lot boundaries and finds himself with a lot that is too small in area and too narrow for any use permitted in the C zone. The applicant is unable to acquire adjacent land to enlarge the lot to conform to the bulk regulations.

5. It is the finding of this Board that the applicant has made a significant showing of practical difficulty to entitle him to the requested area variances.

6. It is the further finding of this Board that the applicant must obtain specific approval of the Planning Board for any parking spaces located in a residence district, and possibly screen the same from view, pursuant to Zoning Local Law, Section 48-16(A)(8) and (9) and 48-16(d)(1).

7. The requested variances are substantial in relation to the bulk regulations but the same must be viewed in light of the size of other commercial properties in the same zone and the significant economic injury which would be caused to the applicant if the bulk regulations were strictly applied to this lot.

8. The requested variances will not result in substantial detriment to adjoining properties or change the character of the neighborhood.

9. The requested variances will produce no effect on the population density or governmental facilities.

10. There is no other feasible method available to applicant which can produce the necessary results other than the variance procedure.

11. The interest of justice would be served by allowing the granting of the requested variance.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT area variances as stated above as sought by Applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: June 10, 1991.

  
Chairman

(ZBA DISK#5-053085.FD)



Louis Holmbeck  
County Executive

Department of Planning  
& Development

124 Main Street  
Goshen, New York 10924  
(914) 294-5151

Peter Garrison, Commissioner  
Richard L. DeTuck, Deputy Commissioner

ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT  
239 L, M or N Report

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by Town of New Windsor D P & D Reference No. NWT 19 91 M

County I.D. No. 45 / 1 / 1.22

Applicant Cohen, Michael & Eileen

Proposed Action: Site Plan - Commercial Mall

State, County, Inter-Municipal Basis for 239 Review Within 500' of NYS Rte. 32

Comments: There are no significant inter Community or Countywide concerns to bring to your attention.

Related Reviews and Permits \_\_\_\_\_

County Action: Local Determination XX Disapproved \_\_\_\_\_ Approved \_\_\_\_\_

Approved subject to the following modifications and/or conditions: \_\_\_\_\_

7/23/91

Date

*B. Vincent Hammond*  
176P Commissioner

ORANGE COUNTY DEPARTMENT OF PLANNING  
APPLICATION FOR MANDATORY COUNTY REVIEW  
OF LOCAL PLANNING ACTION

(Variances, Zone Changes, Special Permits, Subdivisions, Site Plans)

Local File No. 88-55

1. Municipality TOWN OF NEW WINDSOR Public Hearing Date \_\_\_\_\_

☐ City, Town or Village Board ☒ Planning Board ☐ Zoning Board

2. Owner: Name Cohen, Michael & Eileen

Address P.O. Box 458, Kails Gate, N.Y. 12584

3. Applicant\*: Name \_\_\_\_\_

Address \_\_\_\_\_

\* If Applicant is owner, leave blank

4. Location of Site: Rt. 32 (East Side) 600' South of Willow Ave.  
(street or highway, plus nearest intersection)

Tax Map Identification: Section 45 Block 1 Lot 1.22

Present Zoning District C Size of Parcel 30,000 S.F.

5. Type of Review:

Special Permit: \_\_\_\_\_

Variance: Use \_\_\_\_\_

Area \_\_\_\_\_

Zone Change: From \_\_\_\_\_ To \_\_\_\_\_

Zoning Amendment: To Section \_\_\_\_\_

Subdivision: Number of Lots/Units \_\_\_\_\_

Site Plan: Use Commercial Mall

6/24/91

Date

Myra Mason, Secy for the P.B.

Signature and Title

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board  
FROM: Town Fire Inspector  
DATE: 15 May 1991  
SUBJECT: Cohen Site Plan

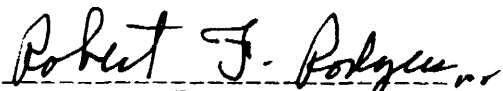
PLANNING BOARD REFERENCE NUMBER: PB-88-55  
DATED: 15 May 1991

FIRE PREVENTION REFERENCE NUMBER: FPS-91-038

A review of the above referenced subject plan was conducted on 16 May 1991.

This site plan is acceptable.

PLANS DATED: 14 May 1991; Revision 4.

  
Robert F. Rodgers; CCA  
Fire Inspector

RR:mr  
Att.

✓  
CC: H.E.

**Orange County**

HARRY McPHERSON  
County Executive

124 Main Street  
Goshen, New York 10924  
(914) 294-5151

PETER GARRINO - Commissioner  
VINCENT MARRONE - Deputy Commissioner

**ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT**  
**239 L, I or H Report**

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by Town of New Windsor D P & D Reference No. NWT 8 91 M

County I.D. No. 45 / 1 / 1.22

Applicant Michael P. Cohen

Proposed Action: Area Variance re lot width bldg. hgt.

State, County, Inter-Municipal Basis for 239 Review Within 500' of NYS Hwy. 32

Comments: There are no significant inter-community or Countywide considerations to bring to your attention

State Reviews and Permits \_\_\_\_\_

County Action: Local Determination XX Disapproved \_\_\_\_\_ Approved \_\_\_\_\_

Approved subject to the following modifications and/or conditions: \_\_\_\_\_

9/17/91  
Date

Peter Garrino  
DEP Commissioner



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
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Milford, Pennsylvania 18337  
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PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF

New Windsor

P/B #

88 55

WORK SESSION DATE:

30 April 1991

APPLICANT RESUB.  
REQUIRED:

REAPPEARANCE AT W/S REQUESTED:

yes

new plans.

PROJECT NAME:

Cohen -

PROJECT STATUS: NEW

OLD X

REPRESENTATIVE PRESENT:

PVC, Ralph Leone

MUNIC REPS PRESENT: BLDG INSP.

FIRE INSP.

ENGINEER

PLANNER

P/B CHMN.

OTHER (Specify)

X

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

PVC to address zone line & 30' line  
show R-1/C

- Pkg in residential

- On detail - fix

- landscaping low @ rear

- refuse area enclosure

- bdly sign detail

- stormwater -

- lighting.

4MJJE91 pbwsform

ZONING BOARD APPEALS  
April 22, 1991

AGENDA: *Revised*

7:30 p.m. - Roll Call

Motion to adopt minutes of 4/8/91 meeting if available.

PRELIMINARY MEETING:

*TABLE*

*GO BACK TO  
PLANNING BOARD  
NEED LOT AREA  
NEED LOT WIDTH*

1. SUN OIL COMPANY - Request for 58.5 ft. front yard, 26.25 ft. side yard, 12 ft. building height and setback for sign to construct a retail store and filling station on NYS Route 32/Old Forge Hill Rd. in a C zone. Present: Mr. Ralph Holt.

*SET UP FOR  
PUBLIC  
HEARINGS*

2. WIND IN THE WILLOWS - FOURTH PRELIMINARY - Referred by Planning Board per their minutes of the 3/13/91 meeting enclosed herewith.

*SET UP FOR  
PUBLIC HEARINGS*

3. GORDON, ROBIN - Request for 27 ft. 4 in. rear yard variance to replace old deck with new structure at 351 Nina Street in an R-4 zone.

PUBLIC HEARING:

*APPROVED*

4. COHEN, MICHAEL - Continuance of public hearing adjourned from 4/8/91 meeting pending review of Orange County Planning Dept.

\*

\*

\*

\*FORMAL DECISIONS: (1) LUGO, PEDRO APPROVED  
(2) ~~AUGUST ASSOES. NOT DONE~~  
(3) ~~RAMOS, DAVID NOT DONE~~

PAT - 565-8550 (O)  
562-7107 (H)

\*Please note that formal decisions are prepared based upon the transcript of the public hearings and may not be readily available for adoption at this meeting.

ZONING BOARD OF APPEALS  
REGULAR SESSION

APRIL 8, 1991

AGENDA:

7:30 P.M. - ROLL CALL

MOTION TO ACCEPT MINUTES OF 3/25/91 MEETING IF AVAILABLE. *APPROVED*

*SET UP*  
*OR PUBLIC*  
*HEARINGS* PRELIMINARY MEETING:

1. KUPKO, FRANK - Request for 18 ft. rear yard variance to allow existing wooden deck located at 8 Sunset Drive in R-4 zone.

PUBLIC HEARING:

*TABLE* 2. COHEN, MICHAEL - Request for 10,000 s.f. area, 95 ft. lot width and 11.4 ft. maximum building height to construct a small shopping center on Route 32 in a C zone.

*APPROVED* 3. RAMOS, DAVID - Request for 8 ft. side yard variance to construct garage at 85 Keats Drive in an R-4 zone.

FORMAL DECISIONS: (1) ~~AUGUST ASSOCS.~~  
(2) ~~LUGO, PEDRO~~

Pat - 565-8550 (o)  
562-7107 (h)



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WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

Licensed in New York,  
New Jersey and Pennsylvania

**PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE**

TOWN OF New Windsor P/B # 88-155  
WORK SESSION DATE: 3 Jan '91 APPLICANT RESUB.  
REAPPEARANCE AT W/S REQUESTED: Yes REQUIRED: new plan  
PROJECT NAME: Mike Cohen  
PROJECT STATUS: NEW \_\_\_\_\_ OLD X  
REPRESENTATIVE PRESENT: PVC  
TOWN REPS PRESENT: BLDG INSP. X  
FIRE INSP. Bob R.  
ENGINEER X  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

**ITEMS TO BE ADDRESSED ON RESUBMITTAL:**

Mike to fill out new referral form.  
prior to next w/s.  
then they are to go back to ZBA

**INTER OFFICE CORRESPONDENCE**

**TO:** Town Planning Board  
**FROM:** Robert F. Rodgers, Fire Inspector  
**DATE:** 15 March 1991  
**SUBJECT:** Michael Cohen Site Plan

**PLANNING BOARD REFERENCE NUMBER:** PB-88-55  
**DATED:** 14 March 1991

**FIRE PREVENTION REFERENCE NUMBER:** FPS-91-021

A review of the above referenced subject site plan was conducted on 15 March 1991.

This site plan is acceptable.

**PLANS DATED:** 9 January 1991; Revision 2.

  
Robert F. Rodgers, CCA  
Fire Inspector

RR:mr  
Att.

CC:M.E.

ZONING BOARD OF APPEALS  
Regular Session

January 28, 1991

7:30 P.M. - ROLL CALL

Motion to adopt the minutes of the 01/14/91 meeting as written.

PRELIMINARY MEETING:

1. WIND IN THE WILLOWS -SECOND PRELIMINARY - Request for area variances for day care center on Walsh Road in a PI zone.  
Present: Laura Ewall, Esq., Calais Guglielmi and William Squires.

2. SMALL TOWN LAND - Request for Interpretation and/or variances to permit building lot in an R-4 zone. Present: Donald S. Tracy, Esq. and Keith Williams.

3. TRI-FAM ASSOCS. - Request for use variance for mining operation in connection with proposed development of condominium office not permitted in R-4 zone. Present: John Smitchger.

4. COHEN, MICHAEL - Request for 10,000 s.f. lot area, 95 ft. lot width and 11.67 ft. building height to construct small shopping center on Route 32 in a C zone. Present: Paul V. Cuomo, P. E.

FORMAL DECISIONS:

- (1) DUFFERS  
(2) DENHOFF

APPROVED

PAT - 565-8550 (o)  
562-7107 (w)

COHEN, MICHAEL

MR. FENWICK: This is a request for 10,000 square foot lot area, 95 feet lot width and 11.67 feet building height to construct small shopping center on Route 32 in a C zone.

Paul V. Cuomo, P.E. came before the Board representing this proposal.

MR. CUOMO: This is a Michael Cohen site plan. We were here before, we had some--

MRS. BARNHART: This is your fourth preliminary.

MR. CUOMO: We cleaned it up. This is next to the waterbed place, it's across the street from the Phil & Neil's.

MR. FENWICK: Has this drawing been to the Planning Board?

MR. CUOMO: Yes, many times. The thing that we have on here is a site whereby the stores are configured the last time I think a long time ago when we were trying to put three stores in there and we got to the edge of the site plan because we created a side yard that was, that would have required a variance.

MR. FORLEY: Either of those signed off on by the Planning Board?

MR. FENWICK: Yes, I do have a map that has that one that is signed off by the Planning Board on January 15th, 1991.

MR. CUOMO: Now, the idea was that we made these stores configure the three stores we started out with four, we got three here. The idea is that we did not create any side yard variance. We have a 37 on one side and 34 on the other. The only variance we are looking for here is the size of the lot, 10,000 square feet which you can't do much about, the width of the lot which is 105 and the building height, three variances. This configuration of the, which we'll get paper on is approved by the New York State DOT. So, we have come before you tonight for these three area variances. The stores, I should say are set-up such that in order to get those side yards, we have two front stores here and a store in the rear. So, we'll have three in our little shopping center.

MR. TANNER: You're talking 11 foot height variance? What type of building?

MR. CUOMO: I would say that I would bring to you unfortunately tonight I didn't but I would bring to you a rendering of the building.

MR. TANNER: I think we need to know what we are looking at for a building.

MR. CUOMO: I'd bring you a color rendering.

MR. NUGENT: He'll use that at a public hearing. I think that the, I don't know if you feel as I have seen this, this is the third time we have seen it and in the concept it's a tremendous improvement over what I have seen in the past.

MR. FENWICK: I'll say that also. However the Board votes on this that it's apparently Mr. Cuomo and his client have sat down and reviewed what we had to say and they have done their homework. Before we were addressing a lot buildings, building side yards, building front yards, now we are addressing one thing as far as I'm concerned. And the rest of it we're addressing is the lot, the lot doesn't change.

MR. NUGENT: The whole problem with this lot, lot 2 it's too narrow. He's put the building sideways. I think it's a big improvement over what we saw before.

MR. CUOMO: We also stayed away from the adjoining bed place, we were sort of leaning close to that and we were leaning on him and--

MR. FENWICK: In fact, he had, if I remember right, I think you were probably down in here and that had been okay'd by the Fire Department. They had given him an okay on a very narrow driveway but he shifted it over here.

MR. TORLEY: It's much approved over what it was.

MR. M. BARCOCK: As far as the rendering, it's going to be a one-story building, commercial building with a gable roof.

MR. CUOMO: We'll bring that in. We do that.

MR. TORLEY: This has been approved by the fire?

MR. CUOMO: Oh, yes, yes.

MR. FENWICK: This is excess of what I think--

MR. TORLEY: We are not asking for any sign variance or anything like that? No sign variance will be asked for?

MR. CUOMO: No, no variance on the sign.

MR. FENWICK: We don't have a sign in front of us right now. If you want to do that, you're going to have to come back here.

MR. NUGENT: He's allowed what, 40?

MR. CUOMO: We can put a standard sized sign on that.

MR. TORLEY: I want to make sure we have this done once so we don't find an enormous sign out there in front of the lot.

MR. FENWICK: That's up to the Building Inspector's office to look for that. We're not going to guess and/or draw it up right now.

MR. NUGENT: We are going to vote on what is on that application right there.

MR. FENWICK: If that's okay with Mr. Cuomo and his client, okay I think a couple things we'd like to see the Fire Department report which I believe you probably have, your DOT report you said you'll have that, an approved curb cut, your deed of record or--

MR. LUCIA: Deed or title policy.

MR. KONKOL: Pictures.

MR. FENWICK: And photos, I don't know if we had any photos.

MR. CUOMO: Yes, we do, we have some photos.

MR. FENWICK: And the building rendering.

MR. CUOMO: Yes.

MR. FENWICK: Any other questions from the Members of the Board?

MR. NUGENT: I make a motion that we set him up for a public hearing.

MR. TANNER: I'll second it.

1-28-91

ROLL CALL:

Mr. Torley	Aye
Mr. Finnegan	Aye
Mr. Konkol	Aye
Mr. Tanner	Aye
Mr. Nugent	Aye
Mr. Fenwick	Aye

FORMAL DECISIONS

MR. LUCIA: There are four formal decision, we don't have 3 and 4, Babcock and Paige ready because we don't have minutes so I haven't revised the decisions.

MR. TANNER: I make a motion that we accept the formal decisions of Duffers Hideaway and Denhoff Development. Said decisions are attached and made part of the minutes.

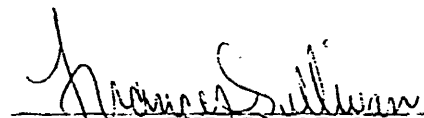
MR. TORLEY: I'll second it.

## ROLL CALL:

Mr. Torley	Aye
Mr. Finnegan	Aye
Mr. Konkol	Aye
Mr. Nugent	Aye
Mr. Tanner	Aye
Mr. Fenwick	Aye

Being that there was no further business to come before the Board a motion was made to adjourn the meeting by Mr. Nugent seconded by Mr. Konkol and approved by the Board.

Respectfully submitted;

  
FRANCES SULLIVAN  
Stenographer



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

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NEW WINDSOR, NEW YORK 12550

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RICHARD D. MCGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

Licensed in New York,  
New Jersey and Pennsylvania

**PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE**

TOWN OF New Windsor P/B # 88 55  
WORK SESSION DATE: 15 Jan '91 APPLICANT RESUB.  
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: No  
PROJECT NAME: Mike Cohen  
PROJECT STATUS: NEW \_\_\_\_\_ OLD X  
REPRESENTATIVE PRESENT: \_\_\_\_\_  
TOWN REPS PRESENT: BLDG INSP. \_\_\_\_\_  
FIRE INSP. \_\_\_\_\_  
ENGINEER X \_\_\_\_\_  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Plan needed correction to  
hdy - height - DONE BY HAND  
COMPLETED ZBA referral given  
to Myra.  
Sent to ZBA  
sent 1/15/91 @m

AS OF: 09/18/89

PAGE: 1

## CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 88- 55

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	-----DOLLARS-----				
								TIME	EXP.	BILLED	BALANCE	
88-55	22556	03/07/89	TIME	MJE	MC COHEN	60.00	0.70	42.00				
88-55	22818	03/07/89	TIME	NJE	CL COHEN/REV COMMS	19.00	0.50	9.50				
88-55	22561	03/08/89	TIME	MJE	MC COHEN	60.00	0.10	6.00				
88-55	22891	03/14/89	TIME	MJE	MC COHEN	60.00	0.50	30.00				
88-55	23797	03/28/89	TIME	MJE	MC COHEN ZBA	60.00	0.50	30.00				
88-55	25217	04/18/89	TIME	MJE	MC COHEN	60.00	0.50	30.00				
88-55	26504	05/08/89	TIME	MJE	MC COHEN	60.00	0.50	30.00				
88-55	26509	05/10/89	TIME	MJE	MC COHEN	60.00	0.50	30.00				
88-55	26526	05/10/89	TIME	NJE	CL COHEN/REV COMMENTS	19.00	0.50	9.50				
88-55	29314	06/20/89	TIME	MJE	MC COHEN	60.00	0.50	30.00				
88-55	31088	07/18/89	TIME	MJE	MC COHEN	60.00	0.50	30.00				
88-55	32028	08/01/89	TIME	MJE	MC COHEN	60.00	0.40	24.00				
88-55	34453	09/05/89	TIME	MJE	MC COHEN	60.00	0.40	24.00				
TASK TOTAL								325.00	0.00	0.00	325.00	
GRAND TOTAL								325.00	0.00	0.00	325.00	



STATE OF NEW YORK  
DEPARTMENT OF TRANSPORTATION  
4 BURNETT BOULEVARD  
POUGHKEEPSIE, N.Y. 12603  
2A Ridge Road  
New City, N.Y. 10956  
112 Dickson Street  
Newburgh, N.Y. 12550

ALBERT J. BAUMAN  
REGIONAL DIRECTOR

FRANKLIN E. WHITE  
COMMISSIONER

*February 8, 1990*

*Planning Board  
Town of New Windsor  
Town Hall  
555 Union Ave.*

RE: *Michael R. Cohn  
Route 32*

Dear *Chairman*,

We have reviewed this matter and please find our comments checked below.

- ☒ A Highway Work Permit will be required.  
☒ No objection  
☐ Need additional information ☐ Traffic study ☐ Drainage study  
☐ To be reviewed by Regional Office  
☐ Does not affect New York State Dept. of Transportation  
☐ No comments  
☐ ADDITIONAL COMMENTS:

Very truly yours,

*D. Donald Greene*

D. Donald Greene  
C.E. 1 Permits  
Rockland County  
DDG:ea

---

---

AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

---

---

CC: M.E.



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

45 QUASSAICK AVE. (ROUTE 9W)  
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640  
PORT JERVIS (914) 856-5600

**RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.**

Licensed in New York,  
New Jersey and Pennsylvania

**PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE**

TOWN OF New Windsor P/B # 88-55  
WORK SESSION DATE: 3-6-90 APPLICANT RESUB.  
REAPPEARANCE AT W/S REQUESTED: Yes (if variances are not done) Yes REQUIRED:  
PROJECT NAME: Michael Cohen  
PROJECT STATUS: NEW \_\_\_\_\_ OLD ✓  
REPRESENTATIVE PRESENT: Martin Rogers & Paul Cuomo  
TOWN REPS PRESENT: BLDG INSP. ✓  
FIRE INSP. \_\_\_\_\_  
ENGINEER \_\_\_\_\_  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

**ITEMS TO BE ADDRESSED ON RESUBMITTAL:**

Add flow pattern & One-Way sign  
Put variances granted on plan  
Send plan to O.C. Planning

Make W/S appl for 3-20-90 @ 2:00



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CONSULTING ENGINEERS P.C.

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PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN OF New Windsor P/B # 88-55  
WORK SESSION DATE: 7-18-89 APPLICANT RESUB.  
REAPPEARANCE AT W/S REQUESTED: Yes REQUIRED: Yes-Plan  
PROJECT NAME: Cohen Site Plan  
COMPLETE APPLICATION ON FILE NEW ~~OLD~~ X  
REPRESENTATIVE PRESENT: PVC - Paula Cohen  
TOWN REPS PRESENT: BLDG INSP. X  
FIRE INSP. X  
P/B ENGR. X  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- They didn't get variance -
- ZBA didn't like plan - they said, why not rotate 90°
- ZBA doesn't want to have created variances

must redo plan



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

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MARK J. EDSALL, P.E.

Licensed in New York,  
New Jersey and Pennsylvania

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN OF

New Windsor

P/B #

88-755

WORK SESSION DATE:

1 Aug 89

APPLICANT RESUB.  
REQUIRED:

yes

REAPPEARANCE AT W/S REQUESTED:

yes

PROJECT NAME:

~~Scarfman~~ Cohen

COMPLETE APPLICATION ON FILE

NEW

OLD

X

REPRESENTATIVE PRESENT:

PVC

TOWN REPS PRESENT:

BLDG INSP. Vac  
FIRE INSP. X  
P/B ENGR. X  
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

nothing ready  
send away

OFFICE OF THE PLANNING BOARD - TOWN OF NEW WINDSOR  
ORANGE COUNTY, NYNOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATIONPLANNING BOARD FILE NUMBER: 88-55DATE: 14 JAN 1991APPLICANT: MICHAEL COHEN

ZBA #1 11-27-89

P.O. BOX 458VALES GATE N.Y. 125841 - 28-91  
SET UP FOR PUBLIC HEARING#24-8-91  
PUBLIC HEARINGPLEASE TAKE NOTICE THAT YOUR APPLICATION DATED 22 SEPT 1988FOR (~~SUBDIVISION~~ - SITE PLAN)#3 4-22-91  
PUBLIC HEARING  
APPROVEDLOCATED AT ROUTE 32 600 FT +/- SOUTH OFWILLOW AVE. ON EAST SIDE ZONE CDESCRIPTION OF EXISTING SITE: SEC: 45 BLOCK: 1 LOT: 122

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

INSUFFICIENT LOT AREA, LOT WIDTH, AND  
EXCESSIVE BUILDING HEIGHT  
CARL SCHEIPER  
PLANNING BOARD CHAIRMAN

REQUIREMENTS	PROPOSED OR AVAILABLE	VARIANCE REQUEST
ZONE <u>C</u> USE <u>A-1</u>		
MIN. LOT AREA <u>40 000 SF</u>	<u>30 000</u>	<u>10 000 SF</u>
MIN. LOT WIDTH <u>200 FT</u>	<u>105</u>	<u>95 FT</u>
REQ'D FRONT YD <u>60 FT</u>	<u>82</u>	<u>—</u>
REQ'D SIDE YD. <u>30 FT</u>	<u>34</u>	<u>—</u>
REQ'D TOTAL SIDE YD. <u>70 FT</u>	<u>71</u>	<u>—</u>
REQ'D REAR YD. <u>30 FT</u>	<u>105</u>	<u>—</u>
REQ'D FRONTAGE <u>N-A</u>	<u>109</u>	<u>4-8-91 MB</u>
MAX. BLDG. HT. $4' / \text{FT} \times 34 = 11.33 \text{ FT.}$	<u><del>23 FT</del></u>	<u><del>11.67</del> FT</u>
FLOOR AREA RATIO <u>0.5</u>	<u>0.102</u>	<u>—</u>
MIN. LIVABLE AREA <u>N-A</u>	<u>—</u>	<u>—</u>
DEV. COVERAGE <u>N-A</u> %	<u>78</u> %	<u>—</u> %
O/S PARKING SPACES <u>20</u>	<u>21</u>	<u>—</u>

4-8-91-MB

8.67

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT:  
(914-565-8550) TO MAKE AN APPOINTMENT WITH THE ZONING BOARD  
OF APPEALS.

CC: Z.B.A., APPLICANT, P.B. ENGINEER, P.B. FILE

COHEN SITE PLAN (88-55) ROUTE 32

Mr. Patrick Kennedy came before the Board representing this proposal.

Mr. Kennedy: I'm looking for a denial to go to the Zoning Board of Appeals, I believe. This is on Route 32, I think this has been in here before, I believe.

Mr. Babcock: This is next to the water bedding store.

Mr. VanLeeuwen: They cleared the land.

Mr. Babcock: Fire department wanted them to push the building to the one side then he wanted to put the building in the middle. He went to the Zoning Board of Appeals, the Zoning Board of Appeals told him to shrink the building and make three long buildings. They said we are not looking at the same plan, go back to the Planning Board and here he is looking for a denial.

Mr. VanLeeuwen: The Zoning Board of Appeals had two sets of plans.

Mr. Kennedy: I guess they rotated the building.

Mr. Babcock: Yes.

Mr. Kennedy: With this submittal, they are looking for a lot area variance to the lot as it pre-exists is below a minimum lot area, lot width variance and a height variance on the building.

Mr. McCarville: I make a motion that we approve the Cohen Site Plan.

Mr. VanLeeuwen: I will second that.

Mr. Pagano: I didn't get a chance to comment.

Mr. VanLeeuwen: John, we have already looked at this twice. He has got to go to the Zoning Board of Appeals.

Mr. Pagano: I'd just like one little change. We are bordering up against private houses and we have a dumpster against private property. I'd like to see the dumpster possibly put up against the back next to handicapped or something like that. It is not a big deal but these dumpsters have a nasty habit of getting nasty.

Mr. VanLeeuwen: He is in a drainage easement so--

Mr. McCarville: The only problem with putting it against the building is the fire department has turned down a few that have them connected to the building, the one right down next to the motel, remember, they said move it away from the building so you get into a situation.

Mr. Pagano: My feeling is that we have a private house so I remember we can see the house pretty good from the back of the property so are we really doing--

Mr. VanLeeuwen: It has to be moved into the 10 foot area. We can discuss that later on.

Mr. Pagano: Can we request that they enclose it?

Mr. VanLeeuwen: Oh, yes, with a roof, doors, ball of wax like everybody else.

Mr. Schiefer: Motion has been made and seconded to approve this site plan.

ROLL CALL:

Mr. McCarville	No
Mr. VanLeeuwen	No
Mr. Pagano	No
Mr. Lander	No
Mr. Schiefer	No

Mr. Babcock: Could you sign your name to a plan that is going to be sent to the Zoning Board of Appeals for the Zoning Board of Appeals to make sure that they are getting a proper plan. Thank you. They like to know that they are looking at the same plan that you have.

FRONTAGE FT.	N/A	109	N/A
BUILDING HEIGHT FT.	<del>11.23</del> 11.6	23	11.67*
AREA RATIO	0.5	0.102	N/A
MENT COVERAGE	N/A	78%	N/A
EIGHT COMPUTATION $4''/\text{FT} \times 34 = 136''$ $136''/12 = 11.33''$ ALLOWED			

## ING REGULATIONS

- D: 1 SPACE PER 150 S.F. OF FLOOR AREA IN  
SALES USE, 3060 S.F. = 20 SPACES  
D: 21 SPACES PROVIDED INCLUDING 2 HANDICAP

## RAL INFORMATION

MAP DATA - SECTION 45, BLOCK 1, LOT 1.22

ICANT - MICHAEL P. COHEN & EILEEN L. COHEN

RMATION SHOWN TAKEN FROM A SURVEY BY:  
NCIS E. WHITAKER  
NSE NO. 049782  
ED JUNE 2, 1988

*4/15/91*  
*Concept plan as previously reviewed by Planner Board and recorded at P/B work session.*  
*[Signature]*

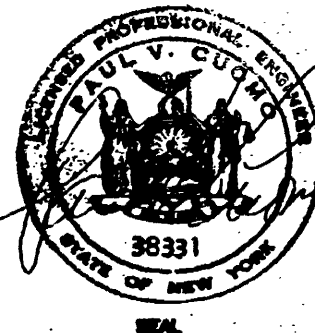
Sent <sup>original</sup> copy of this plan to Z.B.A.  
& Copy to Mark E. 1-15-91 *(m)*

AL BOX

**PAUL V. CUOM**  
STEWART INTERNATIONAL AIRPORT

PROJECT NO.

**MICHAEL COHEN**  
BOX 458, VALES GATE, N.Y.



DATE  
AUGUST 30, 1990

DRAWN BY  
MGR/ACAD

CHECKED BY  
PVC

SCALE  
AS NOTED

PROJECT NO.  
89019

**SP1**  
SHEET 1 of 1



McGOEY, HAUSER and EDSALL  
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Licensed in New York,  
New Jersey and Pennsylvania

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN OF New Windsor P/B # PP-05  
WORK SESSION DATE: 5 Sept 89 APPLICANT RESUB.  
REAPPEARANCE AT W/S REQUESTED: \_\_\_\_\_ REQUIRED:  
PROJECT NAME: Cohen  
PROJECT STATUS: NEW \_\_\_\_\_ OLD X  
REPRESENTATIVE PRESENT: PVC  
TOWN REPS PRESENT: BLDG INSP. van  
FIRE INSP. van  
ENGINEER X  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

complete bulk tank  
max bldg ht - fixed  
fire & spots.  
drainage along Rt. 32 - pick up site drainage  
when revised  
P/B ref → 23A



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

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WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

Licensed in New York,  
New Jersey and Pennsylvania

**PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE**

TOWN OF NEW WINDSOR P/B # 88-55

WORK SESSION DATE: 19 Sept 1989 APPLICANT RESUB.  
REQUIRED: No

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Cohen S/P

PROJECT STATUS: NEW        OLD       

REPRESENTATIVE PRESENT: PVC

TOWN REPS PRESENT: BLDG INSP. X  
FIRE INSP.         
ENGINEER X  
PLANNER         
P/B CHMN.         
OTHER (Specify)       

**ITEMS TO BE ADDRESSED ON RESUBMITTAL:**

- Proposed contours after 2BA <  
to split drainage → ca' +
- plantings along back
- trench trench drain no purpose
- check contours - fix site grading.  
to check ANSI book w/ft 1:20 vs 1:15 & railings.

next agenda  
for 2BA  
referral

3-14-91

3-14-91  
88-55

Revised

**WATER, SEWER, HIGHWAY REVIEW FORM:**

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by

Paul V. Cugno for the building or subdivision of  
Michael & Eileen Cohen has been

reviewed by me and is approved ✓

~~disapproved~~ \_\_\_\_\_.

~~If disapproved, please list reason.~~

water is available in this area - Please  
notify water dept. for possible existing water  
service -

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

Steve D. De  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

CC: H.E.

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 11 October 1988

SUBJECT: Cohen Site Plan

Planning Board Reference Number: Not supplied

Fire Prevention Reference Number: 88-88

A review of the above referenced, subject site plan/subdivision was conducted on 11 October 19 88.

This site plan/subdivision is found acceptable.



Robert F. Rodgers; CCA  
Fire Inspector

*Handicapped parking space should be moved to the area of the handicapped ramp.*

5016-91

88-55

MAY 15 1981

Revised

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.  
D.O.T., O.C.H., O.C.P., D.P.W., ~~SEWER~~, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_

as submitted by \_\_\_\_\_

Paul V. Coughlin

for the building or subdivision of \_\_\_\_\_

Michael Cohen

has been \_\_\_\_\_

reviewed by me and is approved ☒

disapproved ☐

~~If disapproved, please list reason~~

Water is available in this area

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

John D. Dwyer

\_\_\_\_\_  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

CC: M.E.

MAY 15 1991

Revised

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, ~~SEWER~~, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval ✓

Subdivision \_\_\_\_\_ as submitted by

PAUL CUMBO for the building or subdivision of  
MICHAEL COHEN has been

reviewed by me and is approved \_\_\_\_\_

disapproved ✓

If disapproved, please list reason \_\_\_\_\_

NO SEWER HOOK-UP INDICATED

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

[Signature]  
SANITARY SUPERINTENDENT

5-17-91

DATE

✓  
CC: M.E.

MAY 15 1991

Revised

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~SANITARY ENGINEER~~  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval ☒

Subdivision \_\_\_\_\_ as submitted by

Paul V. Cuomo. for the building or subdivision of

Michael Cohen has been

reviewed by me and is approved ☒

disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_

Sewer line is available.

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

Lyman D. Masten Jr  
\_\_\_\_\_  
SANITARY SUPERINTENDENT

May 20, 1991  
\_\_\_\_\_  
DATE

✓  
CC: M.E.

88- 55

MAY 15 1991

Revised

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.  
T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval Michael Cohn  
Subdivision Se 45 B 1 L 122 as submitted by  
\_\_\_\_\_ for the building or subdivision of  
\_\_\_\_\_ has been  
reviewed by me and is approved ☒  
disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

David Greene H/S  
~~HIGHWAY SUPERINTENDENT~~ D.O.T.

\_\_\_\_\_  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

5/17/91  
DATE

✓  
CC: M.E.

Revised Plan: 88 - 55

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, ~~PLANNING BOARD ENGINEER~~,  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by  
\_\_\_\_\_ for the building or subdivision of  
\_\_\_\_\_ has been  
reviewed by me and is approved \_\_\_\_\_,  
disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

*No review made  
of these plans. See  
revision of 19 Sept 1989  
R.H.*

Revised Plan: 88-55

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval ✓

Subdivision \_\_\_\_\_ as submitted by

Paul Cuomo P.E. for the building or subdivision of

Michael & Elhem Cohen. has been

reviewed by me and is approved \_\_\_\_\_,

disapproved ✓.

If disapproved, please list reason \_\_\_\_\_

No information regarding waste disposal.

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

Luman D. Marten Jr.  
SANITARY SUPERINTENDENT  
Inspector

Sept. 14, 1989  
DATE

CC:M.E.

OFFICE OF THE PLANNING BOARD - TOWN OF NEW WINDSOR  
ORANGE COUNTY, NY

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION

PLANNING BOARD FILE NUMBER: 88-55

DATE: 9 Nov 1989

APPLICANT: Eileen Cohen

P.O. Box 458

Vails Gate, N.Y. 12584

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED 22 Sept 1988

FOR (~~SUBDIVISION~~) - SITE PLAN) \_\_\_\_\_

LOCATED AT Route 32, 600 ft +/- south of  
Willow Ave. on east side ZONE C

DESCRIPTION OF EXISTING SITE: SEC: 45 BLOCK: 1 LOT: 1.22

IS DISAPPROVED ON THE FOLLOWING GROUNDS: INSUFFICIENT

LOT AREA, LOT WIDTH AND EXCESSIVE  
BUILDING HEIGHT.

  
PLANNING BOARD CHAIRMAN

<u>REQUIREMENTS</u>		<u>PROPOSED OR AVAILABLE</u>	<u>VARIANCE REQUEST</u>
ZONE <u>C</u>	USE <u>A-1</u>		
MIN. LOT AREA	<u>40,000 sf</u>	<u>30,000</u>	<u>10,000 sf</u>
MIN. LOT WIDTH	<u>200 ft</u>	<u>105</u>	<u>95 ft</u>
REQ'D FRONT YD	<u>60 ft</u>	<u>82</u>	<u>—</u>
REQ'D SIDE YD.	<u>30 ft</u>	<u>35</u>	<u>—</u>
REQ'D TOTAL SIDE YD.	<u>70 ft</u>	<u>70</u>	<u>—</u>
REQ'D REAR YD.	<u>30 ft</u>	<u>105</u>	<u>—</u>
REQ'D FRONTAGE	<u>N/A</u>	<u>109</u>	<u>—</u>
MAX. BLDG. HT. $4\frac{1}{4}\text{ ft} \times 35 = 11.6\text{ ft}$		<u>23 ft</u>	<u>11.4 ft</u>
FLOOR AREA RATIO	<u>5</u>	<u>0.102</u>	<u>—</u>
MIN. LIVABLE AREA	<u>N/A</u>	<u>—</u>	<u>—</u>
DEV. COVERAGE	<u>N/A</u> %	<u>78</u> %	<u>—</u> %
O/S PARKING SPACES	<u>21</u>	<u>21</u>	<u>—</u>

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT:  
(914-565-8550) TO MAKE AN APPOINTMENT WITH THE ZONING BOARD  
OF APPEALS.

CC: Z.B.A., APPLICANT, P.B. ENGINEER, ~~REDACTED~~

PB.IOC  
COHEN

**INTER OFFICE CORRESPONDENCE**

**TO:** Town Planning Board

**FROM:** Town Fire Inspector

**DATE:** 26 September 1989

**SUBJECT:** Cohen Site Plan

**PLANNING BOARD REFERENCE NUMBER:** PB-88-55

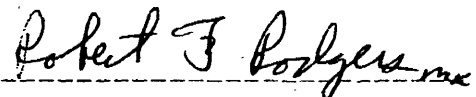
**DATED:** 19 September 1989

**FIRE PREVENTION REFERENCE NUMBER:** FPS-89-082

A review of the above referenced site plan was conducted on 26 September 1989.

This site plan is found acceptable.

**PLANS DATED:** 5 September 1989



Robert F. Rodgers; CCA  
Fire Inspector

RR:mr  
Att.

CC: M.E.



**McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.**

45 QUASSAICK AVE. (ROUTE 9W)  
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640  
PORT JERVIS (914) 856-5600

RICHARD D. MCGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

Licensed in New York,  
New Jersey and Pennsylvania

**PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE**

TOWN OF New Windsor P/B # 88-755  
WORK SESSION DATE: 1 Aug 89 APPLICANT RESUB.  
REAPPEARANCE AT W/S REQUESTED: Yes REQUIRED: Yes  
PROJECT NAME: ~~Seagraves~~ Cohen  
COMPLETE APPLICATION ON FILE NEW OLD X  
REPRESENTATIVE PRESENT: PVC  
TOWN REPS PRESENT: BLDG INSP. Vac  
FIRE INSP. X  
P/B ENGR. X  
OTHER (Specify) \_\_\_\_\_

**ITEMS TO BE ADDRESSED ON RESUBMITTAL:**

nothing ready  
send away



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PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN OF New Windsor P/B # 88 - 55  
WORK SESSION DATE: 7-18-89 APPLICANT RESUB.  
REAPPEARANCE AT W/S REQUESTED: Yes REQUIRED: Yes-Plan  
PROJECT NAME: Cohen Site Plan  
COMPLETE APPLICATION ON FILE NEW ~~OLD~~ X  
REPRESENTATIVE PRESENT: PVC - Paula Cohen  
TOWN REPS PRESENT: BLDG INSP. X  
FIRE INSP. X  
P/B ENGR. X  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- They didn't get variance -
  - ZBA didn't like plan - They said, why not rotate 90°
  - ZBA doesn't want to have created variances
- must redo plan

P.B.#88-55  
(COHEN)

OFFICE OF THE PLANNING BOARD  
TOWN OF NEW WINDSOR  
ORANGE COUNTY, N.Y.

1 4-10-89  
TO RETURN

GO BACK TO PLANNING BOARD  
#2 PUBLIC HEARINGS  
4-8-91  
TABLE

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION

P.B

File No. 88-55

Date 28 MARCH 1989

To: EILEEN COHEN  
P.O. BOX 458  
VALES GATE N.Y. 12584

REVISED  
20 JUNE 1989

PLEASE TAKE NOTICE that your application dated 22 SEPT 1988  
for ~~(Subdivision)~~ - Site Plan) \_\_\_\_\_  
located at ROUTE 32

is returned herewith and disapproved for the following reasons.

INSUFFICIENT LOT AREA, LOT WIDTH, SIDE YARD  
BOTH SIDE YARD AND EXCESSIVE BLDG HEIGHT

  
Planning Board Chairman

CARL SCHEIPER

REVISIONS SHOWN CIRCLED

Sent to Z.B.A. 3/28/89.

COHEN, MICHAEL - SITE PLAN - ROUTE 32 88-55

Paul Cuomo came before the Board representing this proposal.

Mr. Schiefer: I have new maps. Mr. Cuomo, we have decided that if we don't have the maps at least two weeks in advance, we are not going to take action on it. I am not going to stop you this time but any other time in the future if maps come in the night of the thing, no one can make comments on them.

Mr. Edsall: I would assume if the policy goes in as it is they won't even be put on the agenda.

Mr. Schiefer: I am just warning you.

Mr. Cuomo: This is for--we have a side yard situation here that we--

Mr. VanLeeuwen: You have to get it turned down. I made a motion that we approve the Michael Cohen site plan.

Mr. Jones: I will second that motion.

Mr. McCarville: I'd just like to know a little bit about where it is.

Mr. Cuomo: Four stores on 32, it is on a very narrow lot. We have four stores. This is a brand new building. This is an empty lot.

Mr. McCarville: What is next door to it?

Mr. Schiefer: There is no lot width on the map.

Mr. Soukup: There is no lot area, lot width, he doesn't have one side yard or two side yards.

Mr. Cuomo: We have a problem with the side yard. I have a building here that is narrow.

Mr. Schiefer: We are making these comments so the next time we can take action. Paul, we'd like to have 30 feet. I think the 30 feet probably should have been. What is your opinion.

Mr. VanLeeuwen: We can't go to the fire inspector and say 16 feet is going to be enough.

Mr. McCarville: How do you expect to get a variance when you are creating, putting your own building on here and making it 16 foot from either side. It is a self created hardship.

Mr. VanLeeuwen: I suggest Paul go to the fire department first.

Mr. Schiefer: We are going to give him a turn down. I am trying to point out to Paul all the things he has got to do before we will even look at this thing again.

3-8-89

ROLL CALL:

Mr. McCarville	No
Mr. VanLeeuwen	No
Mr. Pagano	No
Mr. Soukup	No
Mr. Jones	No
Mr. Lander	No
Mr. Schiefer	No

COHEN SITE PLAN (88-55) ROUTE 32

Mr. Paul Cuomo came before the Board representing this proposal.

Mr. Cuomo: We were here before on this. Mr. Cohen shrinked the stores from four stores to three stores but it will still require a variance.

Mr. Lander: This is across from Lascini's (phonetic) old building.

Mr. Cuomo: Yes, that is the place.

Mr. VanLeeuwen: Which lot is it.

Mr. Cuomo: It is right across from used to be Lascini's, it is now Phil and Neal's.

Mr. VanLeeuwen: He wants a knock down to go to the Zoning Board of Appeals. I so move that we approve the Cohen Site Plan 88-55.

Mr. McCarville: I will second that motion.

Mr. Cuomo: We tried to help out the Town of New Windsor, we squeezed it in.

ROLL CALL:

Mr. McCarville	No
Mr. VanLeeuwen	No
Mr. Pagano	No
Mr. Soukup	No
Mr. Lander	No
Mr. Jones	No
Mr. Schiefer	No

Mr. Cuomo: Mike will verify it, is that the map you are seeing, your eyes are looking at right now that map has to go intact to the Board of Appeals.

Mr. Babcock: Could you sign your name to that map, Mr. Schiefer, so I can forward it to the Zoning Board of Appeals because last time they had a problem.

Mr. Cuomo: I lost a variance, I got within the five yard line.

Mr. Babcock: Sign this as the map that has to be forwarded to the Zoning Board of Appeals.

Mr. Schiefer: Yes.



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Licensed in New York,  
New Jersey and Pennsylvania

**PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE**

TOWN OF New Windsor P/B # 88-55  
WORK SESSION DATE: 4-18-89 APPLICANT RESUB.  
REAPPEARANCE AT W/S REQUESTED: \_\_\_\_\_ REQUIRED: X  
PROJECT NAME: Cohen  
COMPLETE APPLICATION ON FILE \_\_\_\_\_ NEW \_\_\_\_\_ OLD X  
REPRESENTATIVE PRESENT: Paul Cuomo  
TOWN REPS PRESENT: BLDG INSP. \_\_\_\_\_  
FIRE INSP. \_\_\_\_\_  
P/B ENGR. ✓  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

For ZBA lateral review:

- 1) fix bulk table
- 2) fix parking spaces & show grass
- 3) fix entry curb. & behind bldg.
- 4) note variances required

For P/B after ZBA:

- 1) hand-drawn detail
- 2) enclosure detail
- 3) sign detail

Possible  
5/10/89  
agenda  
Paul to have  
plans made  
(corrected)  
by 3 PM  
today  
myr

**INTER-OFFICE CORRESPONDENCE**

**TO:** Town Planning Board  
**FROM:** Town Fire Inspector  
**DATE:** 28 April 1989  
**SUBJECT:** Michael P. Cohen


PLANNING BOARD REFERENCE NUMBER: PB-88-55

FIRE PREVENTION REFERENCE NUMBER: FPS-89-037

A review of the above referenced subject site plan/ sub-division was conducted on 28 April 1989.

This site plan is approved.

PLAN DATED: 15 March 1989

  
-----  
Robert F. Rodgers; CCA  
Fire Inspector

CC:M.E.

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD  
FROM: ZONING BOARD OF APPEALS  
SUBJECT: COHEN, EILEEN & MICHAEL - SITE PLAN  
PLANNING BOARD FILE #88-55  
DATE: APRIL 12, 1989

This matter is being referred back to the Planning Board.

Paul V. Cuomo, P. E. stated at the ZBA meeting of 4/10/89 that the above site plan was revised after a meeting with the Fire Inspectors but the revised plan was never reviewed by the Planning Board before applicant's appearance before the ZBA.

It is the feeling of the ZBA members that the Planning Board should review the revised plan before any variances are sought by applicant.

James Nugent, Chairman

/pab

cc: Paul V. Cuomo, P. E.

ZONING BOARD OF APPEALS

(TA DOCDISK#4-041089.ZBA)

Agenda:

7:30 p.m. - ROLL CALL

Motion to accept the minutes of 03/27/89 meeting as written.

PRELIMINARY MEETING:

- TO RETURN* 1. CHALEFF, GEORGE - Request for use variance to construct auto repair and related workshop area which is split between the PI and C zones. Use not permitted. Matter referred by Planning Board. Present: Daniel J. Bloom, Esq. representing Applicant.
- 30 BACK TO PLANNING BOARD* 2. COHEN, EILEEN & MICHAEL - Request for 10,000 s.f. lot area, 95 ft. lot width, 25/35 ft. sideyard and 18 ft. 4 inch. maximum building height variances to construct four-store shopping plaza on Route 32 across from Phil & Neal's Restaurant in a C zone. Paul V. Cuomo, P. E. present representing applicant.
- HE DOES NOT NEED A VARIANCE* 3. ZAMEMICK, FRED - Request for 7 ft. rear yard variance in order to replace existing nonconforming sheds with nonconforming garage at 160 Walsh Road in R-4 zone.
- NO WAY SHE DOES NOT LIVE THERE* 4. EHRET, MICHELE - Request for parking variance, including full turn around, 10 ft. back up area and more than allowable developmental coverage to allow home professional office (real estate) in R-3 residential zone located at 789 Forge Hill Road.

FORMAL DECISION:

4. HELMER/COLUMBIAN ART WORKS, INC. - Motion to accept formal decision.

NO PUBLIC HEARINGS ARE SCHEDULED FOR THIS EVENING.

PAT - 565-8550 (O)  
562-7107 (H)



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**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

PROJECT NAME: Cohen Site Plan  
PROJECT LOCATION: Route 32 (west of Willow Ave)  
PROJECT NUMBER: 88-55  
DATE: 10 May 1989

1. The Applicants have submitted a plan for the development of a 60' x 50' building with three (3) retail stores. The plan was previously reviewed in a different form at the 8 March 1989 Planning Board Meeting. This new plan was reviewed on a concept basis only.

2. As can be noted from the bulk table on the plan, this application will require a referral to the Zoning Board of Appeals for at least five (5) variances. Prior to appearing before the Zoning Board, the Applicant's Engineer should correct the "required" (allowable) maximum building height shown on the bulk table, which is incorrect.

3. If the Applicants are successful in obtaining the necessary variances, the following information should be added to the plan prior to return to the Planning Board (at minimum);

- a. Handicapped parking space detail;
- b. Refuse area enclosure detail;
- c. Building sign detail;
- d. Provisions for collection and disposal of on-site stormwater drainage;
- e. On-site lighting provisions.

4. The Board may wish to make a determination whether they feel the layout is acceptable, in general, and may consider making a recommendation to the Zoning Board of Appeals.

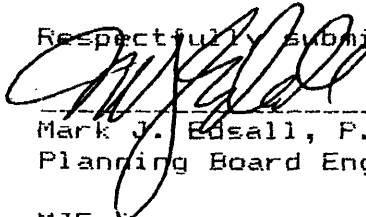
TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS

PROJECT NAME: Cohen Site Plan  
PROJECT LOCATION: Route 32 (west of Willow Ave)  
PROJECT NUMBER: 88-55  
DATE: 10 May 1989

-2-

5. At such time that the plan is made more complete and has been re-submitted to the Planning Board, further engineering reviews will be made and additional comments provided, as necessary.

Respectfully submitted,



Mark J. Edsall, P.E.  
Planning Board Engineer

MJEnje

cohen

**SHORT ENVIRONMENTAL ASSESSMENT FORM**  
**Appendix B Part 617**

Project Title: MICHAEL P. COHEN

Location: \_\_\_\_\_

ID Number: \_\_\_\_\_

**INSTRUCTIONS:**

- (a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.
- (b) If any question has been answered **Yes**, the project may have a significant effect and the full Environmental Assessment Form is necessary. **Maybe** or **Unknown** answers should be considered as **Yes** answers.
- (c) If all questions have been answered **No** it is likely that this project will not have a significant effect.
- (d) If additional space is needed to answer the questions, please use the back of the sheet or provide attachments as required.

**ENVIRONMENTAL ASSESSMENT**

	YES	NO
1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Will there be a major change to any unique or unusual land form found on the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Will project alter or have a large effect on an existing body of water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Will project have an adverse impact on groundwater quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Will project significantly effect drainage flow on adjacent sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Will project affect any threatened or endangered plant or animal species?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Will project result in a major adverse effect on air quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Will project have a major effect on the visual character of the community or scenic views or vistas known to be important to the community?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Will project adversely impact any site or structure of historic, prehistoric, or paleontological importance or any site designated as a Critical Environmental Area by a local agency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Will project have a major adverse effect on existing or future recreational opportunities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Will project result in major traffic problems or cause a major effect to existing transportation systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Is project non-farm related and located within a certified agricultural district?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14. Will project have any adverse impact on public health or safety?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is there public controversy concerning any potential impact of the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**FOR AGENCY USE ONLY**

Preparer's Signature: \_\_\_\_\_

Date: 9/22/88

Preparer's Title: \_\_\_\_\_

Agency: \_\_\_\_\_

COITEN

TOWN OF NEW WINDSOR PLANNING BOARD  
SITE PLAN CHECKLIST

## ITEM

- |   |   |
|---|---|
| 1. <input checked="" type="checkbox"/> Site Plan Title              | 29. <input checked="" type="checkbox"/> Curbing Locations       |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s)          | 30. <input checked="" type="checkbox"/> Curbing Through         |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es)      | Section   |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name    | 31. <input checked="" type="checkbox"/> Catch Basin Locations   |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address | 32. <input checked="" type="checkbox"/> Catch Basin Through     |
| 6. <input checked="" type="checkbox"/> Drawing and Revision Dates   | Section   |
| 7. <input checked="" type="checkbox"/> 4"x2" Box for Approval       | 33. <input checked="" type="checkbox"/> Storm Drainage          |
| Stamp.  | 34. <input checked="" type="checkbox"/> Refuse Storage          |
| 8. <input checked="" type="checkbox"/> AREA MAP INSET               | 35. <input checked="" type="checkbox"/> Other Outdoor Storage   |
| 9. <input checked="" type="checkbox"/> Site Designation             | 36. <input checked="" type="checkbox"/> Area Lighting           |
| 10. <input checked="" type="checkbox"/> Properties Within 500 Feet  | 37. <input checked="" type="checkbox"/> Sanitary Disposal Sys.  |
| of Site   |   |
| 11. <input checked="" type="checkbox"/> Property Owners (Item #10)  | 38. <input checked="" type="checkbox"/> Water Supply/Fire       |
|   | Hydrants  |
| 12. <input checked="" type="checkbox"/> PLOT PLAN                   | 39. <input checked="" type="checkbox"/> Building Locations      |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser)  | 40. <input checked="" type="checkbox"/> Building Setbacks       |
| 14. <input checked="" type="checkbox"/> Metes and Bounds            | 41. <input checked="" type="checkbox"/> Front Building          |
| 15. <input checked="" type="checkbox"/> Zoning Designation          | Elevations  |
| 16. <input checked="" type="checkbox"/> North Arrow                 | 42. <input checked="" type="checkbox"/> Divisions of Occupancy  |
| 17. <input checked="" type="checkbox"/> Abutting Property Owners    | 43. <input checked="" type="checkbox"/> Sign Details            |
| 18. <input checked="" type="checkbox"/> Existing Building Locations | 44. <input checked="" type="checkbox"/> BULK TABLE INSET        |
| 19. <input checked="" type="checkbox"/> Existing Paved Areas        | 45. <input checked="" type="checkbox"/> Property Area (Nearest  |
| 20. <input checked="" type="checkbox"/> Existing Vegetation         | 100 sq. ft.)  |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress    | 46. <input checked="" type="checkbox"/> Building Coverage (sq.  |
|   | ft.)  |
|   | 47. <input checked="" type="checkbox"/> Building Coverage (%)   |
|   | of Total Area)  |
|   | 48. <input checked="" type="checkbox"/> Pavement Coverage (Sq.  |
|   | ft.)  |
|   | 49. <input checked="" type="checkbox"/> Pavement Coverage (%)   |
|   | of Total Area)  |
|   | 50. <input checked="" type="checkbox"/> Open Space (Sq. Ft.)    |
|   | 51. <input checked="" type="checkbox"/> Open Space (%) of Total |
|   | Area)   |
|   | 52. <input checked="" type="checkbox"/> No. of Parking Spaces   |
|   | Proposed.   |
|   | 53. <input checked="" type="checkbox"/> No. of Parking          |
|   | Required.   |

PROPOSED IMPROVEMENTS

22. ☒ Landscaping  
 23. ☒ Exterior Lighting  
 24. ☒ Screening  
 25. ☒ Access & Egress  
 26. ☒ Parking Areas  
 27. ☒ Loading Areas  
 28. ☒ Paving Details  
 (Items 25-27)

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: *Paul H. [Signature]*  
 Licensed Professional

Rev. 3-87

Date: Sept 22, 1988

Planning Board  
Town of New Windsor  
555 Union Ave  
New Windsor, NY 12550

(This is a two-sided form)

Date Received \_\_\_\_\_  
Meeting Date \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
Action Date \_\_\_\_\_  
Fees Paid \_\_\_\_\_

APPLICATION FOR SITE PLAN, LOT-LINE CHANGE  
OR SUBDIVISION PLAN APPROVAL

1. Name of Project MICHAEL P. COHEN
2. Name of Applicant EILEEN L. COHEN Phone 564-5979  
Address P.O. BOX 458 VAILS GATE NY 12584  
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record MICHAEL P. COHEN Phone 564-5979  
EILEEN L. COHEN  
Address P.O. BOX 458 VAILS GATE NY 12584  
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan P.V. CUOMO Phone 561-0448  
Address 571 UNION AVE NEW WINDSOR NY 12550  
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney GERALD FIEPGLHOLTZ Phone \_\_\_\_\_  
Address ROUTE 94 NEW WINDSOR NY 12550  
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the EAST side of ROUTE 32  
600 feet SOUTH  
of WILLOW AVE  
(Street) (Direction) (Street)
7. Acreage of Parcel 30,000 SF. 8. Zoning District C
9. Tax Map Designation: Section 45 Block 1 Lot 1.22
10. This application is for SITE PLAN  
APPROVAL
11. Has the Zoning Board of Appeals granted any variance or a special permit concerning this property? NO

If so, list Case No. and Name

N/A

12. List all contiguous holdings in the same ownership  
Section \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

N/A

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

EILEEN L. COHEN being duly sworn, deposes and says  
that she resides at Rd 2 MOUNT AIRY ROAD  
in the County of ORANGE and State of NY  
and that she is (the owner in fee) of 45-1-1, 22

(Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

Eileen L. Chen  
(Owner's Signature)

22nd day of September 1988

Paul V. Corso  
(Applicant's Signature)

Pauline E. Townsend  
Notary Public

Engineer  
(Title)

**PAULINE E. TOWNSEND**  
Notary Public, State of New York  
No. 4643662  
Appointed in Orange County  
My Commission Expires December 31, 1989

REV. 3-87

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

EILEEN L. COHEN, deposes and says that she  
resides at RD MT AIRY ROAD  
(Owner's Address)

in the County of ORANGE

and State of NY

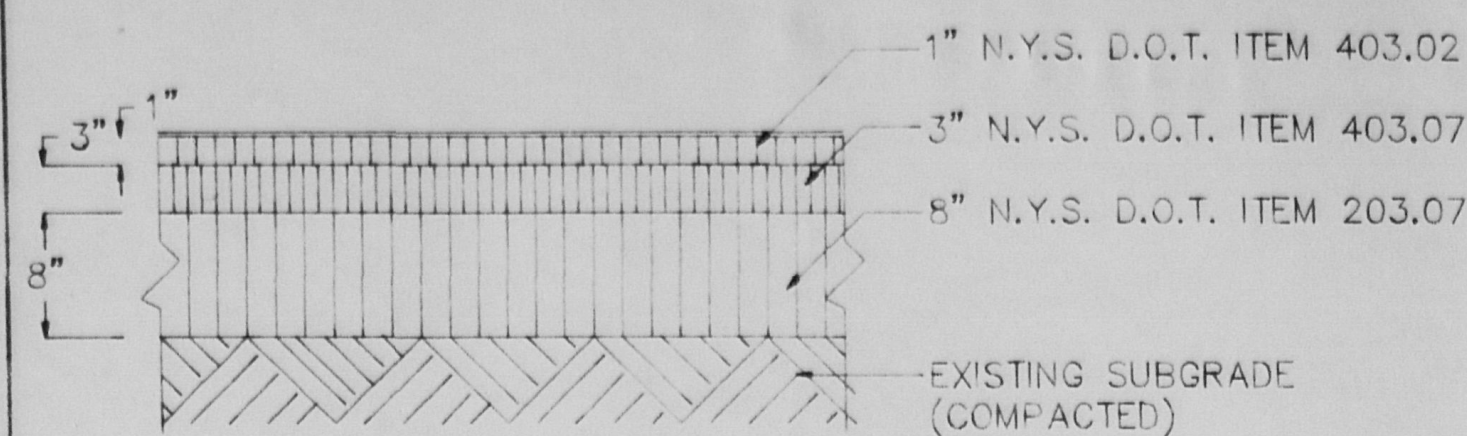
and that she is the owner in fee of 45 - 1 - 1.22

which is the premises described in the foregoing application and  
that he has authorized PAUL V. CUOMO  
to make the foregoing application as described therein.

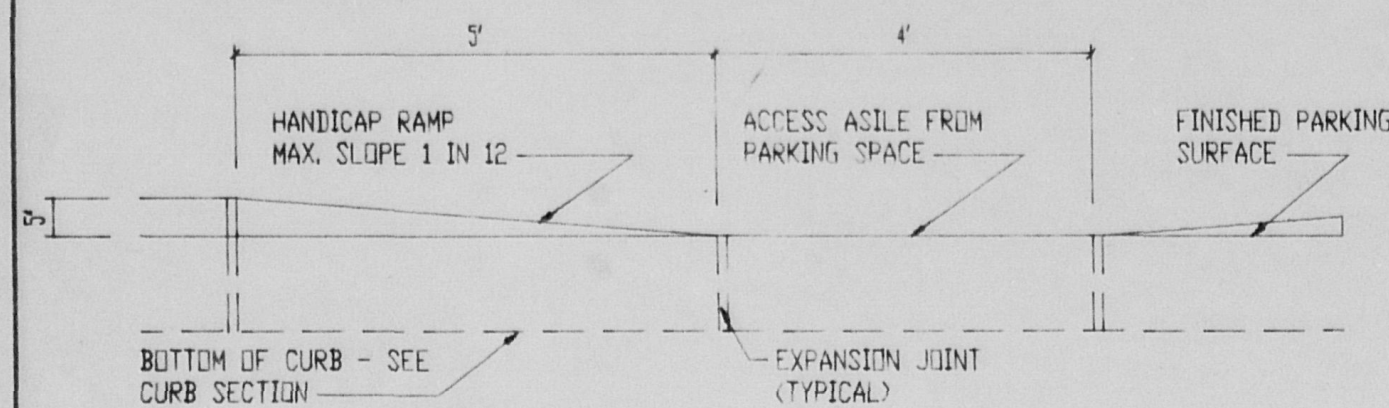
Date: Sept 22, 1988

Eileen L. Cohen  
(Owner's Signature)

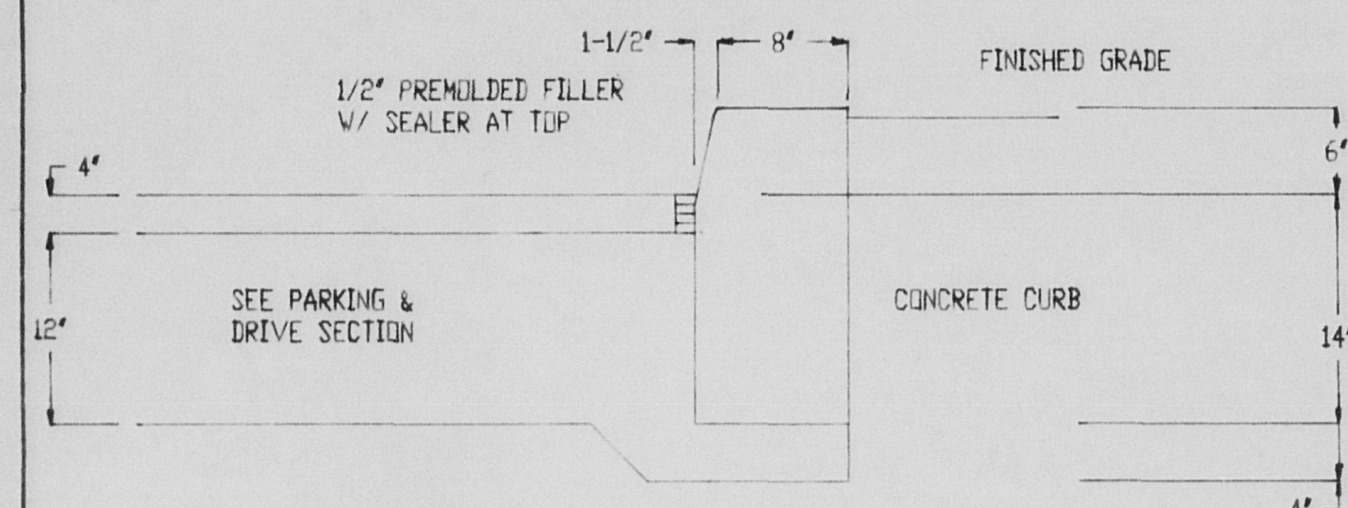
Pauline J. Townsend  
(Witness' Signature)



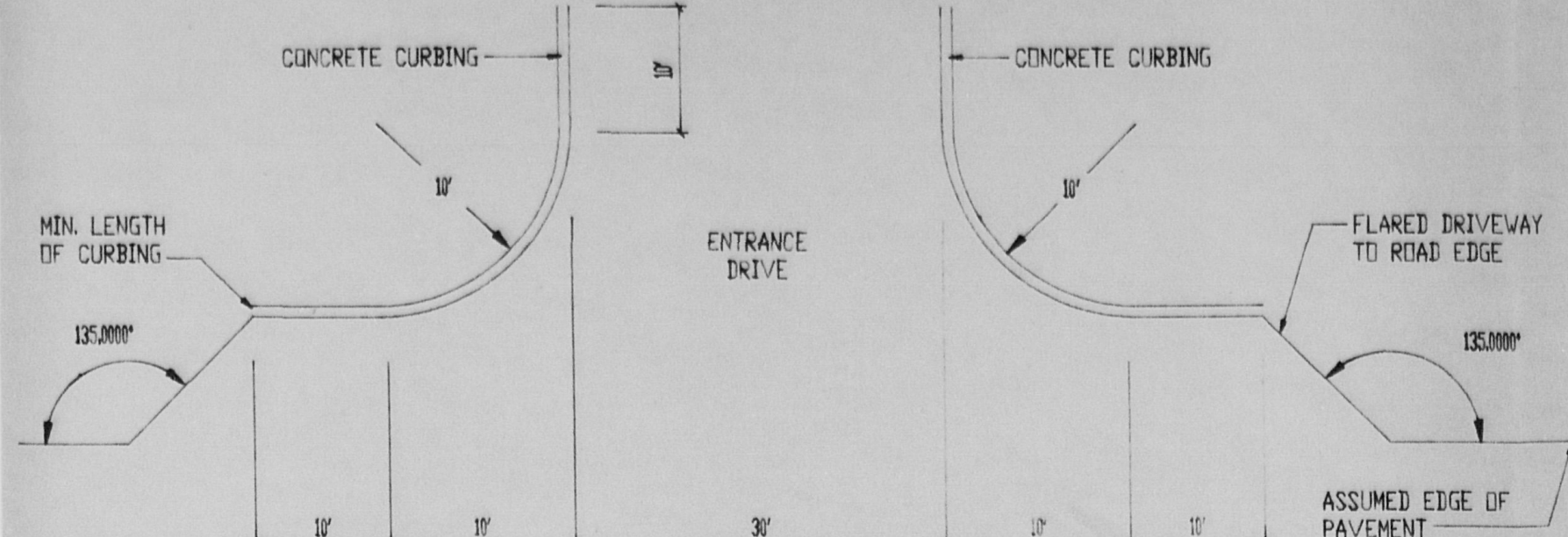
**PARKING & DRIVE SECTION**  
SCALE: 1"=1'-0"



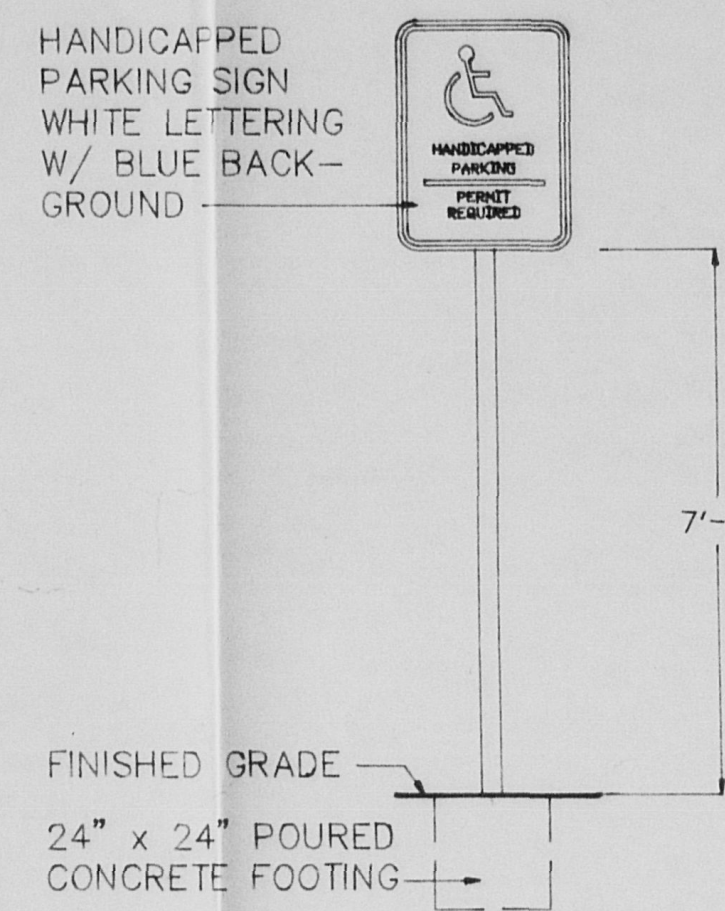
**HANDICAPPED RAMP DETAIL**  
SCALE: 1/2" = 1'-0"



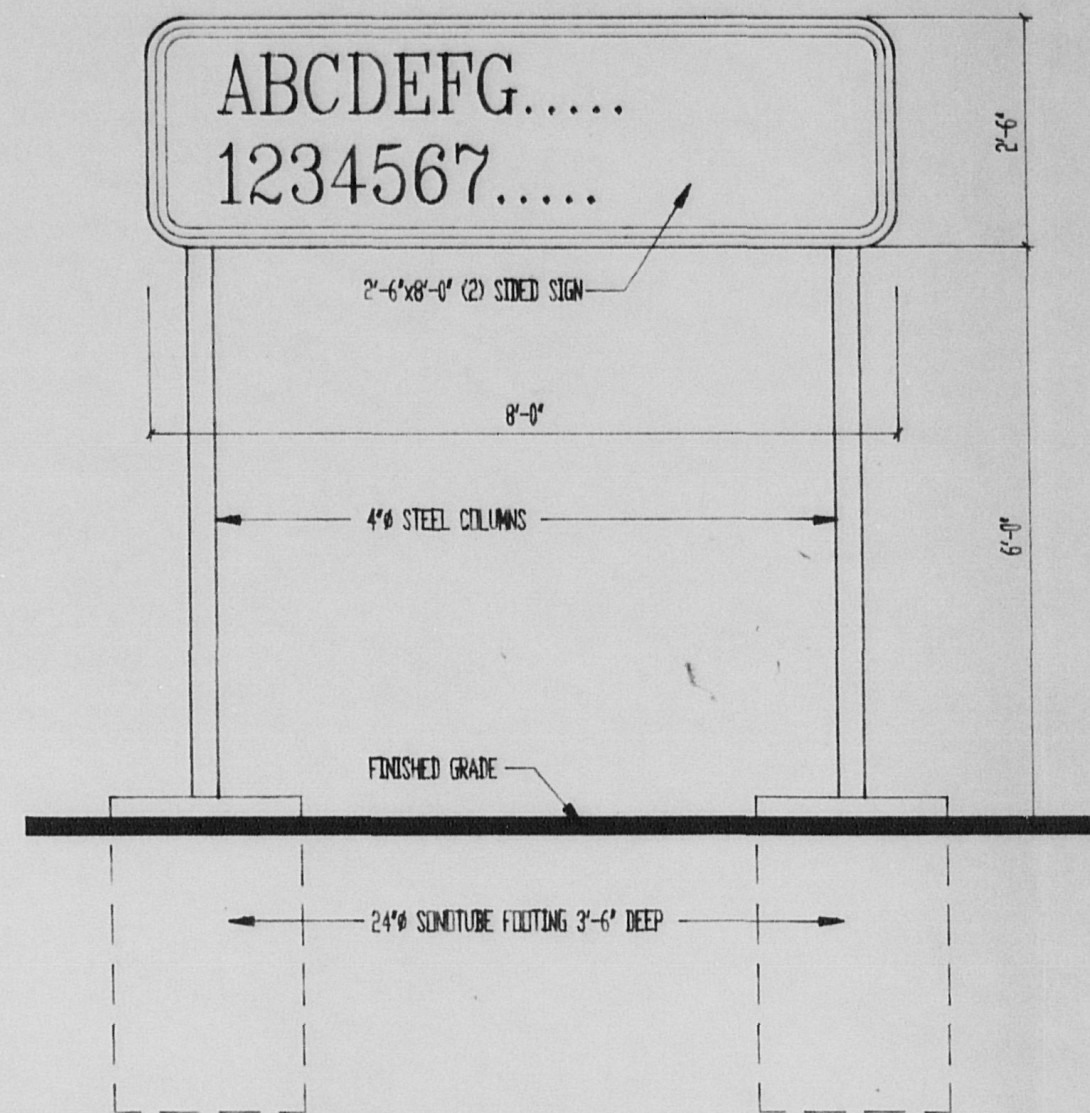
**CONCRETE CURB SECTION**  
SCALE: 1"=1'-0"



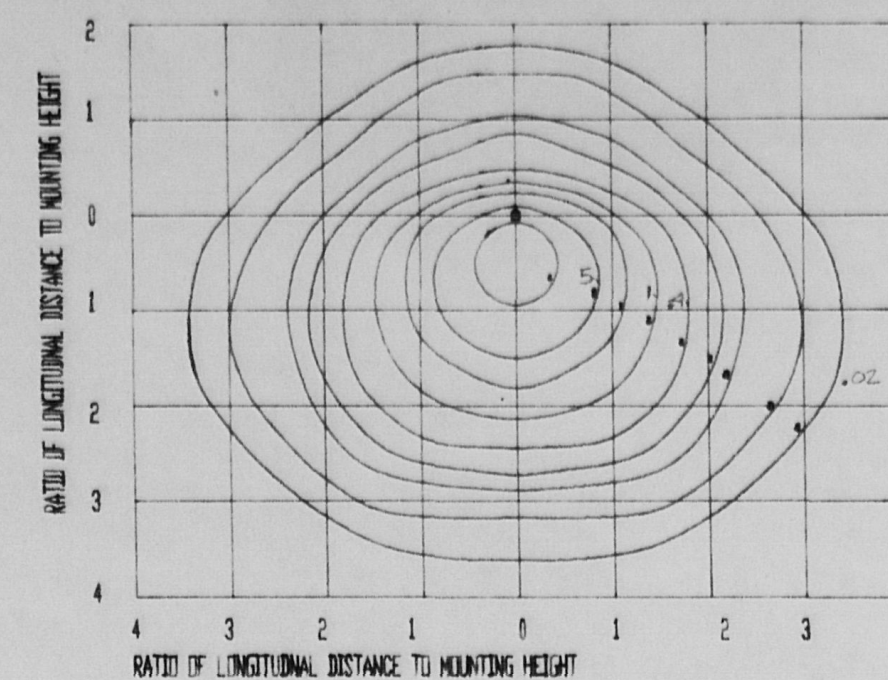
**CURB CUT DETAIL**  
SCALE: 1"=15'-0"



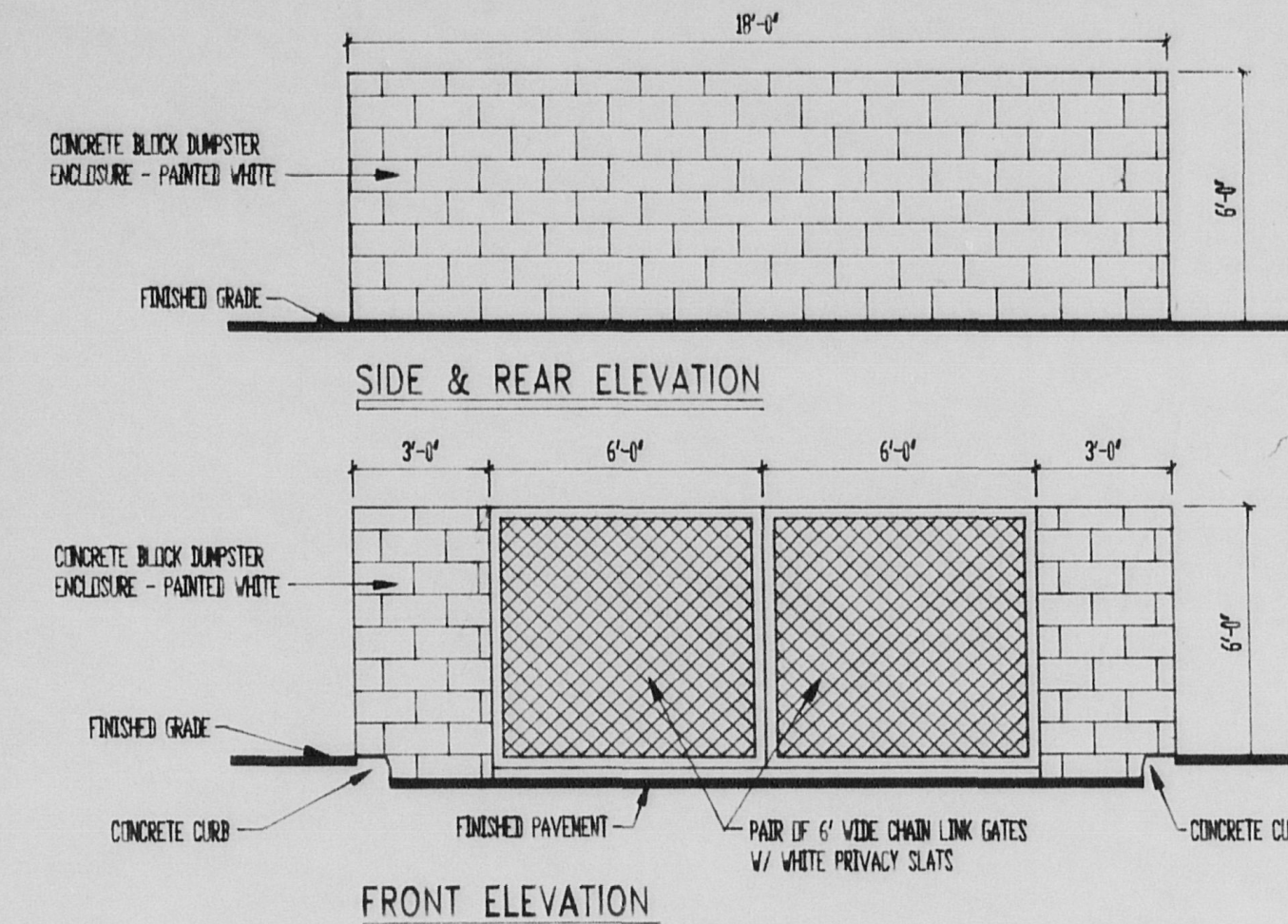
**HANDICAP SIGN DETAIL**  
NO SCALE



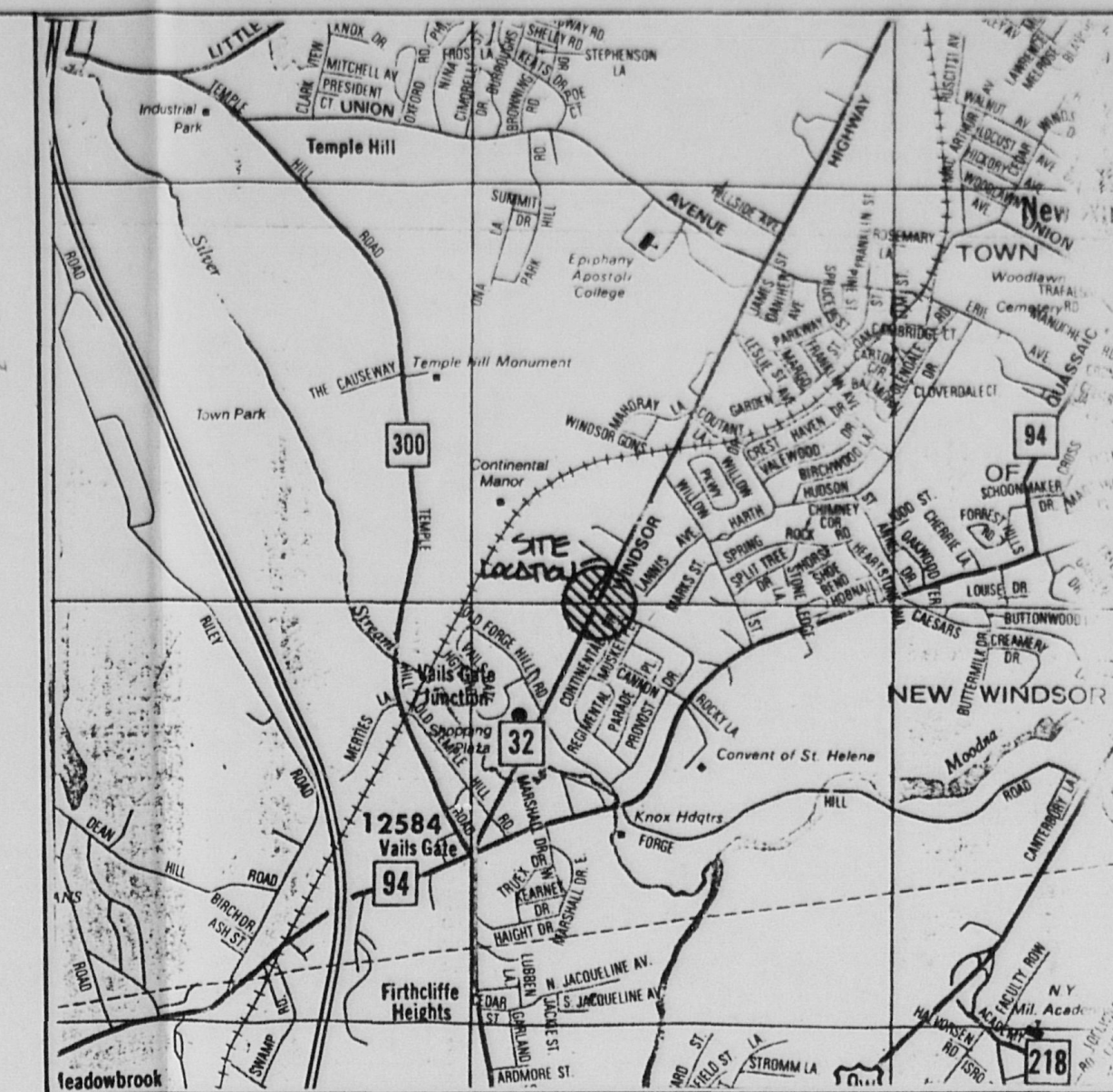
**SIGN DETAIL**  
SCALE: 1/2"=1'-0"



**LIGHTING THROW DETAIL**  
SCALE: 1"=20'



**DUMPSTER ENCLOSURE DETAIL**  
SCALE: 1/4"=1'-0"



**LOCATION MAP**

**ZONING REGULATIONS**

DESIGN SHOPPING (C) SECTION 45, BLOCK 1, LOT 1.22			
ITEM	REQ'D	PROV'D	VAR.
MINIMUM LOT AREA S.F.	40,000	30,000	10,000
MINIMUM LOT WIDTH FT.	200	105	95
FRONT YARD DEPTH FT.	60	82	N/A
SIDE YARD FT.	30'	34'	N/A
BOTH SIDE YARDS FT.	70'	71'	N/A
REAR YARD FT.	30	105	N/A
STREET FRONTAGE FT.	N/A	109	N/A
MAX. BUILDING HEIGHT FT.	11.33'	20'	8.67'
FLOOR AREA RATIO	0.5	0.102	N/A
DEVELOPMENT COVERAGE	N/A	78%	N/A
ROOF HEIGHT COMPUTATION	4"/FT. x 34' + 136" = 136"/12 + 11.33' ALLOWED		

**PARKING REGULATIONS**

REQUIRED: 1 SPACE PER 150 S.F. OF FLOOR AREA IN SALES USE, 3060 S.F. = 20 SPACES  
PROVIDED: 20 SPACES PROVIDED INCLUDING 2 HANDICAP

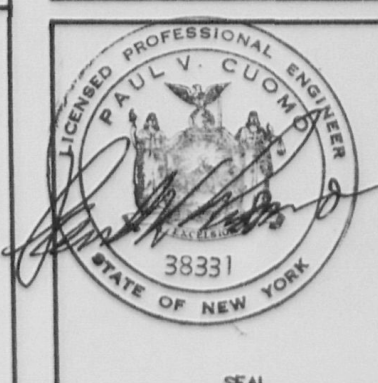
**GENERAL INFORMATION**

- TAX MAP DATA - SECTION 45, BLOCK 1, LOT 1.22
- APPLICANT - MICHAEL P. COHEN & EILEEN L. COHEN
- INFORMATION SHOWN TAKEN FROM A SURVEY BY: FRANCIS E. WHITAKER LICENSE NO. 049782 DATED JUNE 2, 1988
- SIGNS  
FREESTANDING SIGN - 60 SQ. FT. MAX HEIGHT - 25'  
BUILDING FACADE SIGN - 10% WALL (CALC. 5 SQ. FT.) AREA & NO GREATER THAN 20' HGT.  
FENCED - FREESTANDING SIGN - 40 SQ. FT. BUILDING FACADE - (2) 1'x8' = 16 SQ. FT.  
5. 20' SPACES PROVIDED FOR ABOVE REQUIRED VARIANCE AS SHOWN IN EXHIBIT A, APRIL 24, 1991.

SITE PLAN APPROVAL PRINTED BY TOWN OF NEW WINDSOR PLANNING BOARD ON SEP 17 1991 BY RONALD LANDER SECRETARY

APPROVAL BOX

PAUL V. CUOMO, P.E. & ASSOC.  
STEWART INTERNATIONAL AIRPORT, NEW WINDSOR, N.Y. (914) 567-0063  
PROJECT TITLE: MICHAEL COHEN BOX 458, VAILS GATE, N.Y.

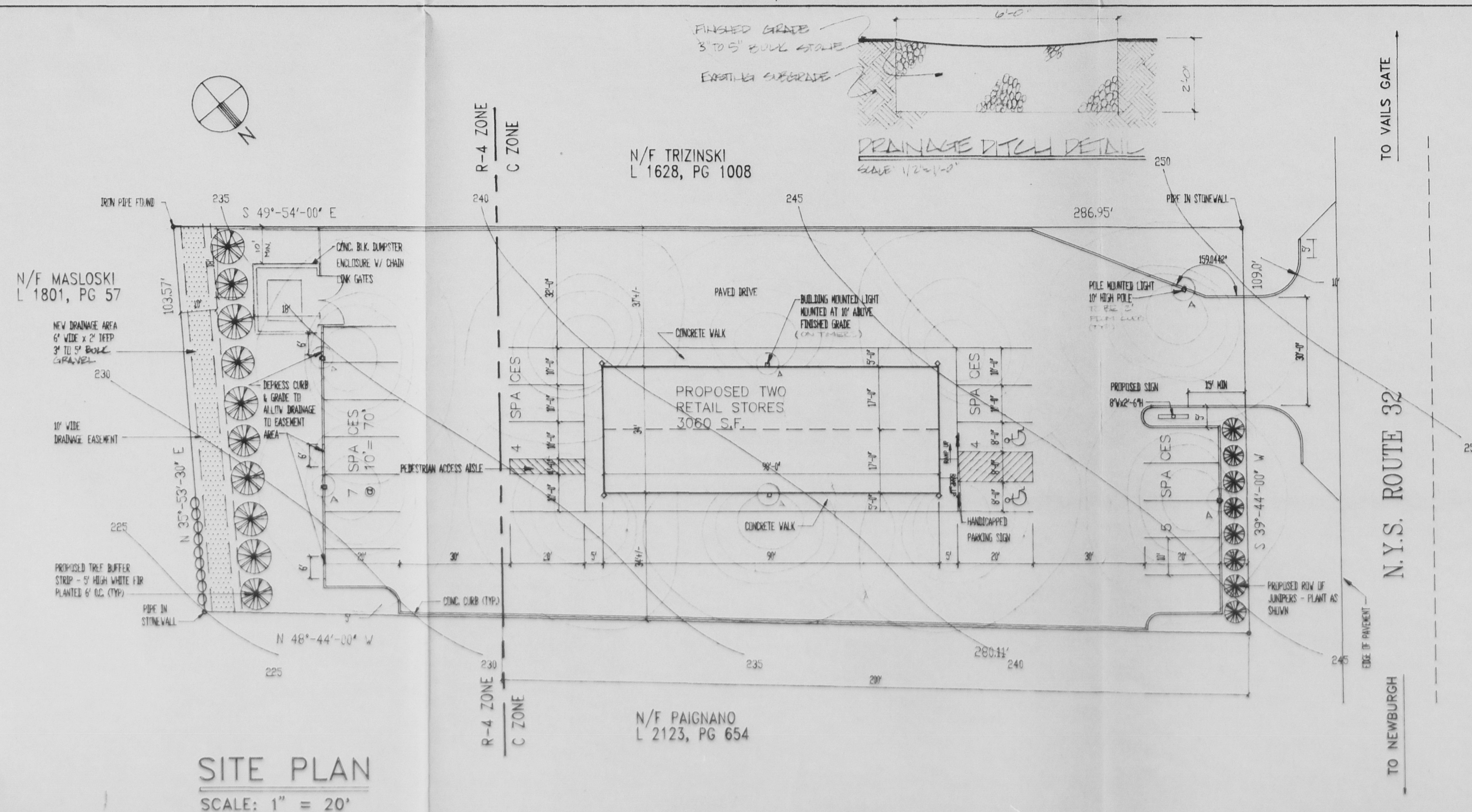


DATE: AUGUST 30, 1990  
DRAWN BY: MGR  
CHECKED BY: PVC  
SCALE: AS NOTED

PROJECT NO: 89019

SP-1

SHEET 1 OF 1

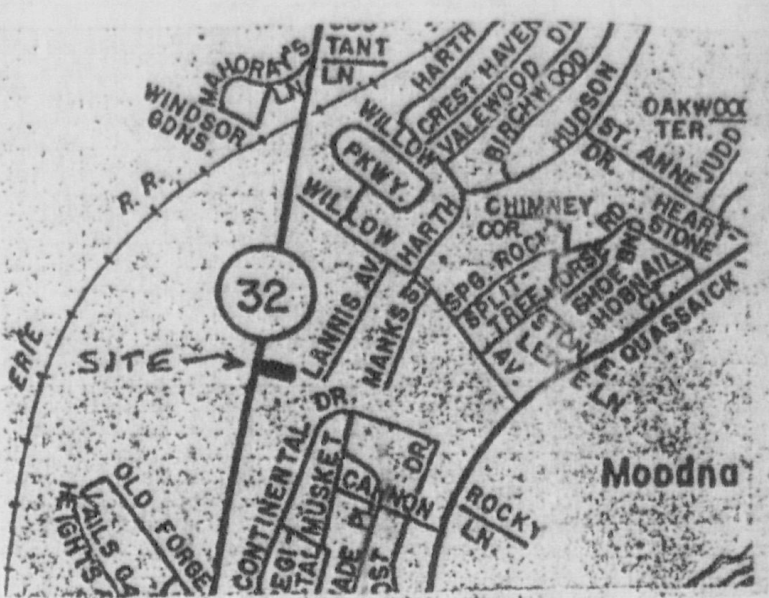


**SITE PLAN**  
SCALE: 1" = 20'

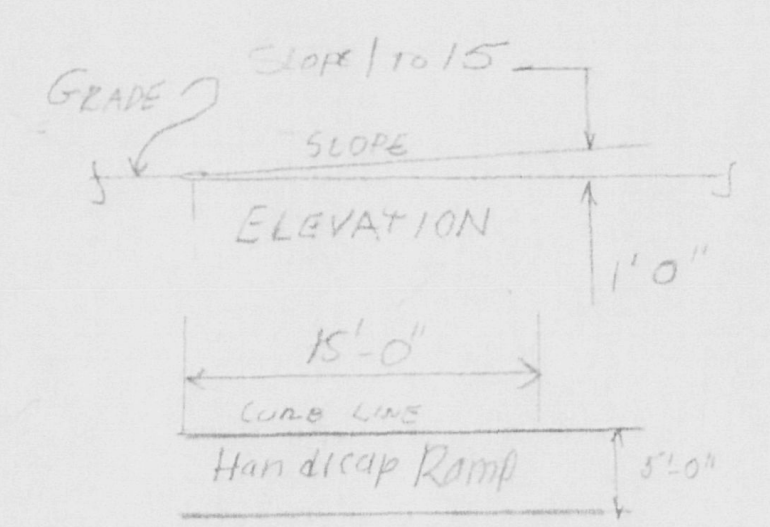
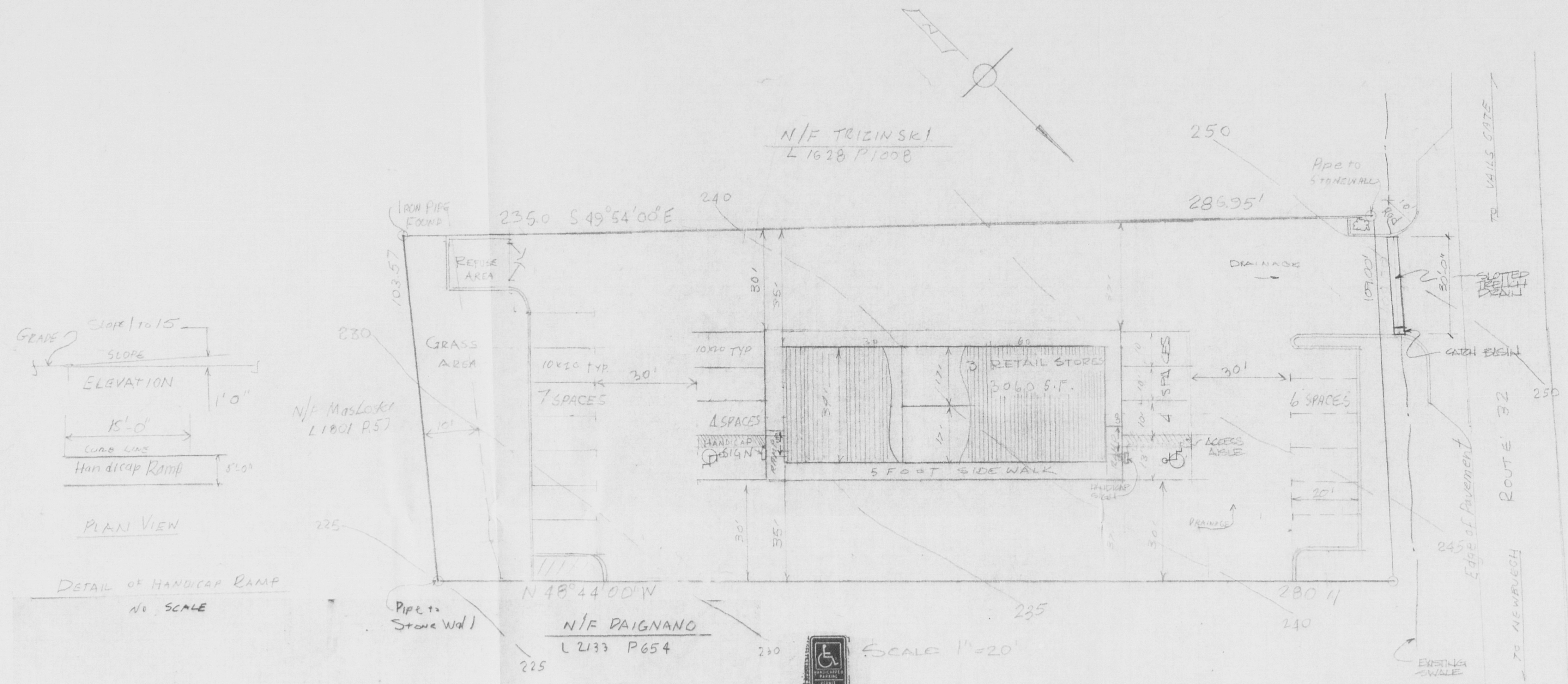


A-1

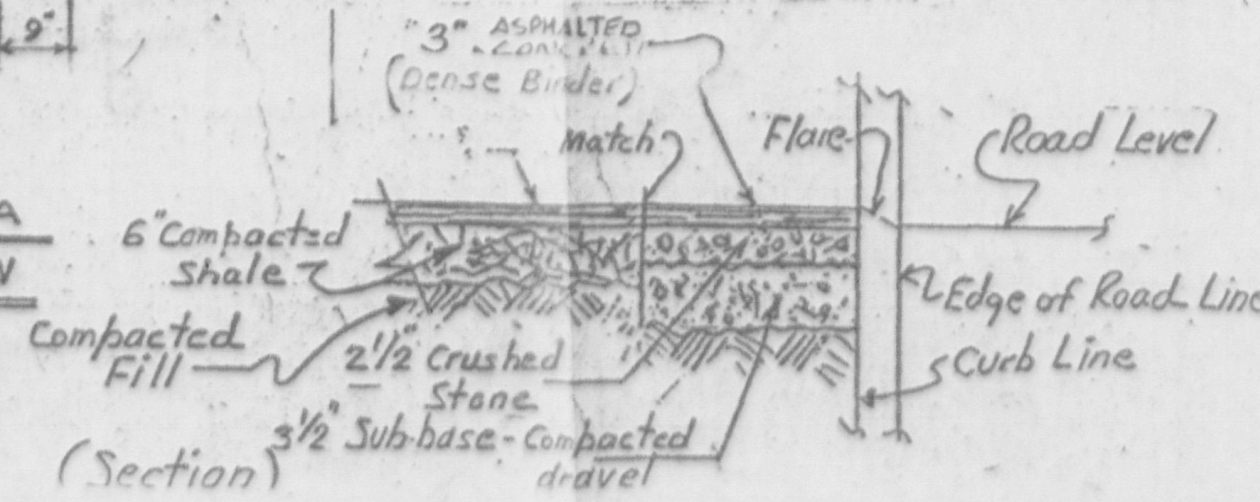
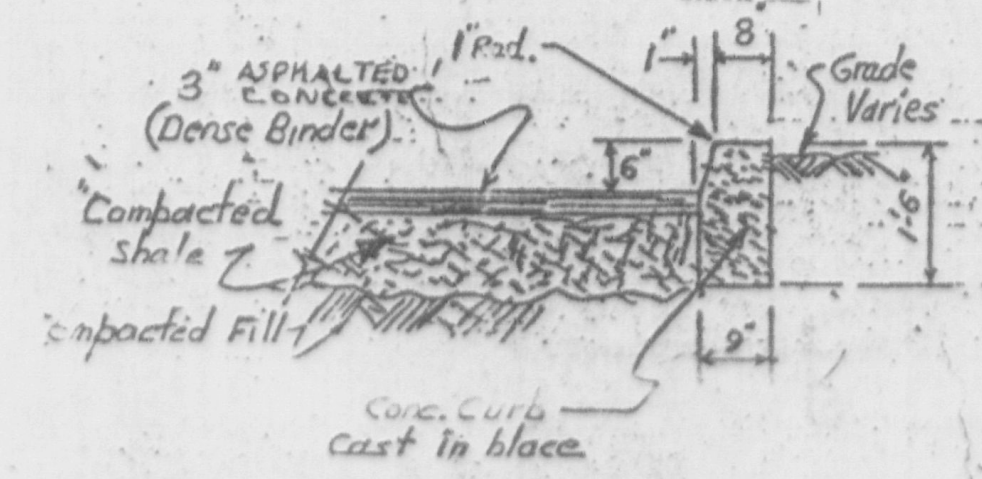
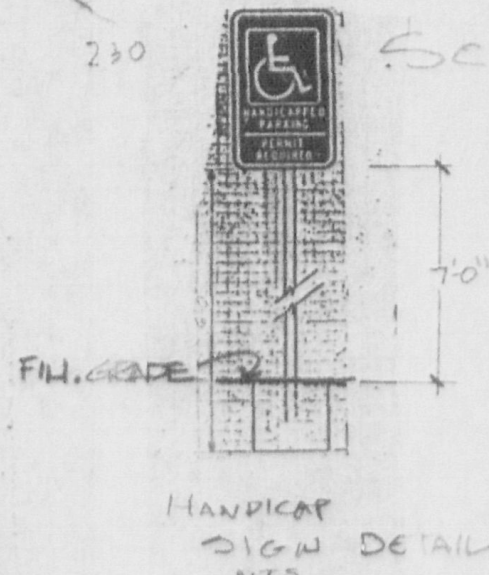
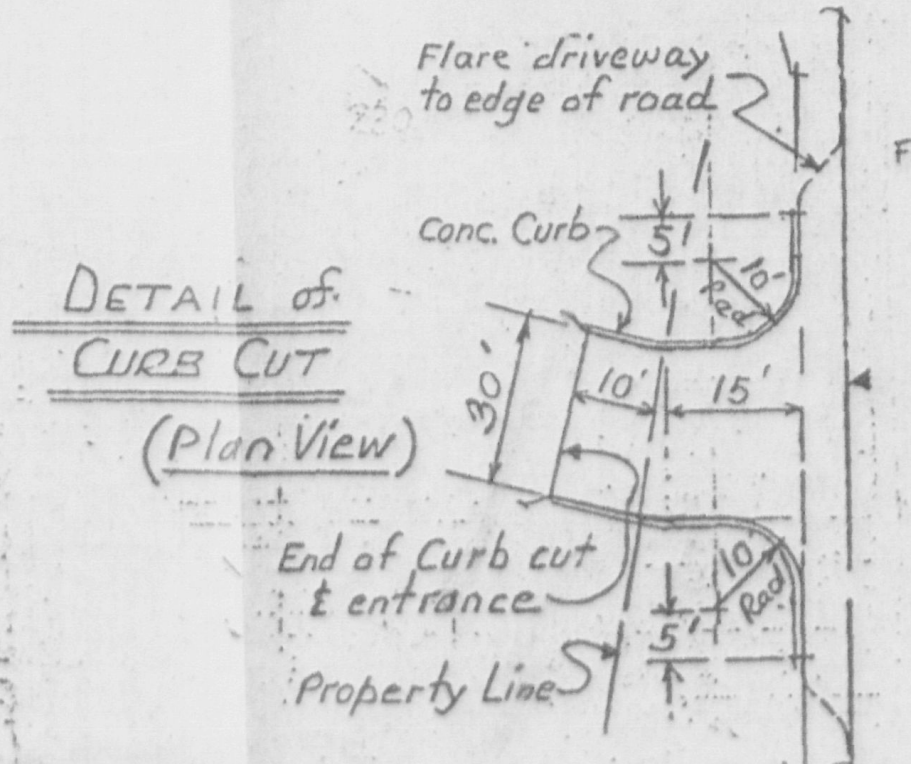
SHEET \_\_\_\_\_ OF \_\_\_\_\_



LOCATION MAP



DETAIL OF HANDICAP RAMP  
NO SCALE



BULK TABLE

DESIGN SHOPPING (C)	REQUIRED	PROVIDED	VARIANCE
MINIMUM LOT AREA	40,000 SF	30,000 SF	10,000 SF
MINIMUM LOT WIDTH	200 FT	105 FT	95 FT
REQ. FRONT YARD DEPTH	60 FT	82 FT	NONE REQ'D
REQ. SIDE YARD	30 FT	35'	NONE REQ'D
BOTH SIDE YARDS	70 FT	70'	NONE REQ'D
REQ. REAR YARD	30 FT	105'	NONE REQ'D
REQ. STREET FRONTAGE	N/A	109'	NONE REQ'D
MAX. BUILDING HEIGHT	11.6	23'	11.4'
FLOOR AREA RATIO	0.5	0.102	NONE REQ'D
DEVELOPMENT COVERAGE	N/A	78%	NONE REQ'D

ROOF HEIGHT COMPUTATION

$$4" / FT \times 35 = 140 \div 12 = 11.6'$$

$$23 - 11.6 = 11.4'$$

TAX MAP DATA

SECTION 45  
BLOCK 1  
LOT 122

APPLICANT

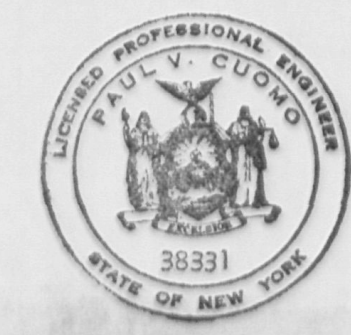
MICHAEL P. COHEN

EILEEN L. COHEN

TAKEN FROM SURVEY BY  
FRANCIS E. WHITAKER  
LICENSE NO. 049702  
JUNE 2, 1988 ANNA ST

PARKING REGULATIONS

1 SPACE PER 150 SQ. FT. OF FLOOR AREA IN BASEMENT  
3060 SF = 20.4 SPACES REQUIRED  
21 SPACES PROVIDED  
INCLUDING 2 HANDICAP



**PAUL V. CUOMO, P.E.**  
478 UNION AVE. NEW WINDSOR, N.Y. 12550 561-0448

PROJECT: MICHAEL COHEN  
BOX 458  
VAILS GATE, NY 12584

SHEET TITLE: SITE PLAN FOR 3 RETAIL STORES

DATE	ISSUANCE	BY	DATE	REVISION	BY
1/88					